

File #: **2019-077**

Owner's Name: WBC 106, LLC

Applicant: Island Construction
Management, Inc.

Agent: Amie Owens, Don Horton, or
Alexia Gandarilla

Type of Application: LUD Map Amendment

Key: Key Largo

RE #:

00531770.000000	00531780.000000
00531790.000000	00531800.000000
00531810.000000	00531820.000000
00531830.000000	00531840.000000
00531850.000000	00531860.000000
00531880.000000	00531890.000000
00531900.000000	00531910.000000
00531920.000000	

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



Land Use District (Zoning) Map Amendment Application

An application must be deemed complete and in compliance with the Monroe County Comprehensive Plan and Code by the staff prior to the item being scheduled for review

Application Fee: \$5,570.00

The base fee includes two internal staff meetings with applicants; one Development Review Committee meeting, one Planning Commission public hearing; and one Board of County Commission public hearing. If this minimum number of meetings/hearings is exceeded, additional fees shall be charged pursuant to Fee Schedule Resolution and paid prior to the private application proceeding through public hearings.

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification (SPON): \$3.00 for each property owner required to be noticed

Transportation Study Review: \$5,000.00 Deposit (any unused funds will be returned upon approval)

Advertising and Noticing fees for a community meeting: \$245.00 plus \$3.00/SPON

Date of Request: / /
 Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

Island Construction Management, Inc.	Amie Owens, Alexia Gandarilla and/or Don Horton		
Applicant (Name of Person, Business or Organization)	Name of Person Submitting this Application		
88888 Old Highway #9 Tavernier, Florida 33070			
Mailing Address (Street, City, State and Zip Code)			
305.852.9607	305.522.2062	amie_owens@bellsouth.net	don@icm.build
Work Phone	Home Phone	Cell Phone	Email Address

Property Owner: (Business/Corp must include documents showing who has legal authority to sign.)

WBC 106, LLC	Ed and/or Donna Webb		
(Name/Entity)	Contact Person		
101631 Overseas Highway Key Largo, Florida 33037			
Mailing Address (Street, City, State and Zip Code)			
305.451.9216	flwebbs@aol.com		
Work Phone	Home Phone	Cell Phone	Email Address

Legal Description of Property (if in metes and bounds, please attach separate sheet):

15 Lots... See attached "Exhibit A" for legal descriptions

Block	Lot	Subdivision	Key Name
See Exhibit "A" for RE#'s			
Real Estate (RE) Number		Alternate Key Number	
Street Address		Approximate Mile Marker	

Current Future Land Use Map Designation(s): Conservation (C)

Current Land Use District (Zoning) Designation(s): Suburban Residential (SR)

Proposed Land Use District (Zoning) Designation(s): C1

Total Land Area Affected by Proposed Land Use District (in acres): 1.6

Tier Designation(s): Tier I

Is the property located within the Military Installation Area of Impact (MIAI): ☐ Yes ☒ No

Existing Use of the Property (If the property is developed, please describe the existing use of the property, including the number and type of any residential units and the amount and type of any nonresidential development):

Vacant Land

Please describe the reason for the proposed Land Use District amendment (attach additional sheets if necessary):

The proposed development would be consistent with the purpose of C1 zoning district (MCC 130-51 & 130-52) 130-51: The purpose of the C1 district is to establish areas for commercial retail, public, institutional and office uses designed and intended primarily to serve the needs of immediately surrounding residential areas. This district should be established at locations convenient and accessible to residential uses to reduce trips on US1.

The Board of County Commissioners may consider an amendment if the change is based on one or more of the following factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

- 1) Changed projections (e.g. regarding public service needs) from those on which the text was based

Change will reestablish nonresidential uses that previously occupied this site.

- 2) Changed assumptions (e.g. regarding demographic trends):

The use proposed in the preapplication conference of February 29, 2016, as currently contemplated shall serve the surrounding residential units with little or no impact, i.e. enclosed storage.

- 3) Data errors, including errors in mapping, vegetative types and natural features:

As demonstrated by historic documents these parcels were recognized and utilized for non-residential retail. The request will result in a correction of a mapping error.

- 4) New issues:

Currently there is a shortage of storage in the Upper Keys. This request will facilitate the need for enclosed storage facilities.

- 5) Recognition of a need for additional detail or comprehensiveness:

The proposed zoning change will allow for needed enclosed storage in a location that was previously non-residential additionally due to the location these parcels the request will not impact the immediate areas with traffic or noise.

6) Data updates:

Anecdotaly, storage is at a high demand.

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located or to any area in accordance with a Livable CommuniKeys master plan. Please describe how the text amendment would not result in an adverse community change (attach additional sheets if necessary):

As stated this areas was previously recognized with non-residential uses. This zoning change will only accommodate a necessary function in a predominantly residential area.

* * * * *

Applicants requesting a Land Use District (Zoning) Map Amendment shall provide for community participation through a community meeting, as indicated in Section 102-159.

Scheduling. The applicant will coordinate with the Planning Director regarding the date, time and location of the proposed community meeting; however, all meetings are to be held on a weekday evening at a location close to the project site, between 45 - 120 days prior to any of the public hearings.

Notice of Meeting. The community meeting shall be noticed at least 15 days prior to the meeting date by advertisement in a Monroe County newspaper of general circulation, mailing of notice to surrounding property owners, and posting of the subject property.

Noticing and Advertising Costs. The applicant shall pay the cost of the public notice and advertising for the community meeting and provide proof of proper notice to the Planning Director.

The community meeting shall be facilitated by a representative from the Monroe County Planning & Environmental Resources Department and the applicant shall be present at the meeting.

PROOF OF PROPER NOTICING ON THE COMMUNITY MEETING WILL BE REQUIRED.

* * * * *

All of the following must be submitted in order to have a complete application submittal:

(Please check as you attach each required item to the application)

- ☒ Completed application form (unaltered and unbound)
- ☒ Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- ☒ Proof of ownership (i.e., Warranty Deed)
- ☒ Ownership Disclosure Form
- ☒ Current Property Record Card(s) from the Monroe County Property Appraiser
- ☒ Location map
- ☒ Photograph(s) of site(s) from adjacent roadway(s)
- ☒ Signed and Sealed Boundary Survey(s), prepared by a Florida registered surveyor – eight (8) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; total acreage by habitat; and total upland area)
- ☒ Typed name and address mailing labels of all property owners within a 600 foot radius of the property(s) – (three sets). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included
- ☒ Copy of current Land Use District Map (request from the Planning & Environmental Resources Department prior to application submittal)
- ☒ Copy of current Future Land Use Map (request from the Planning & Environmental Resources Department prior to application submittal)

If applicable, the following must be submitted in order to have a complete application submittal:

- ☒ **Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)
- ☒ Traffic Study, prepared by a licensed traffic engineer (*required if application affects specific and defined area*)
- ☒ Transportation fee of \$5,000 to cover the cost of experts hired by the Department to review the traffic study – any unused funds deposited will be returned upon approval (*required if application affects specific and defined area*)

If deemed necessary to complete a full review of the application, within reason, the Planning & Environmental Resources Department reserves the right to request additional information.

Additional fees may apply pursuant to the approved fee schedule.

* * * * *

Has a previous application been submitted for this site(s) within the past two years? ☐ Yes ☐ No

Is there a pending code enforcement proceeding involving all or a portion of the parcel(s) proposed for development? ☐ Yes ☐ No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

*

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*

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: Donna Webb Date: _____

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me this 11 day of Sept, 20 18

by Donna Webb, who is personally known to me OR
produced

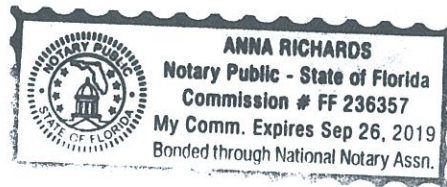
(PRINT NAME OF PERSON MAKING STATEMENT)

(TYPE OF ID PRODUCED) as identification.

Signature of Notary Public

Anna Richards

Print, Type or Stamp Commissioned Name of Notary Public
My commission expires:



Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

Attachment "A"

1. RE#: 00531770-000000;	AK#: 1650943;	Lot 1 Blk 1, BC Moreno Sub
2. RE #: 00531780-000000;	AK#: 1650951;	Lot 2 Blk 1, BC Moreno Sub
3. RE #: 00531790-000000;	AK #: 1650960;	Lot 3 Blk 1, BC Moreno Sub
4. RE #: 00531800-000000;	AK #: 1650978;	Lot 4 Blk 1, BC Moreno Sub
5. RE #: 00531810-000000;	AK #: 1650986;	Lot 5 Blk 1, BC Moreno Sub
6. RE#: 00531820-000000;	AK #: 1650994;	Lot 6 Blk 1, BC Moreno Sub
7. RE #: 00531830-000000;	AK #: 1651001;	Lot 7 Blk 1, BC Moreno Sub
8. RE #: 00531840-000000;	AK #: 1651010;	Lot 8 Blk 1, BC Moreno Sub
9. RE #: 00531850-000000;	AK #: 1651028;	Lot 9 Blk 1, BC Moreno Sub
10. RE #: 00531860-000000;	AK #: 1651036;	Lot 10 Blk 1, BC Moreno Sub
11. RE #: 00531880-000000;	AK #: 1651052;	Lot 12 Blk 1, BC Moreno Sub
12. RE #: 00531890-000000;	AK #: 1651061;	Lot 13 Blk 1, BC Moreno Sub
13. RE #: 00531900-000000;	AK #: 1651079;	Lot 14 Blk 1, BC Moreno Sub
14. RE #: 00531910-000000;	AK #: 1651087;	Lot 15 Blk 1, BC Moreno Sub
15. RE #: 00531920-000000;	AK #: 1651095;	Lot 16 Blk 1, BC Moreno Sub

This Document Prepared By and Return to:
JOE MIKLAS, ESQ.
Joa Miklas, P.A.
P.O. Box 366
Islamorada, FL 33036

08/30/2005 12:56PM
DEED DOC STAMP CL: RHONDA \$2,695.00

Doc# 1538606
Bk# 2147 Pg# 511

Parcel ID Number: 00531770.000000, at seq.

Warranty Deed

This Indenture, Made this 26th day of August, 2005 A.D. Between

J.A. LaRocco Enterprises, Inc., a corporation organized and existing
under the laws of the State of Florida
of the County of Monroe, State of Florida, grantor, and

WBC106, LLC, a Florida limited liability company
whose address is: P.O. Box 1091, Key Largo, FL 33037

of the County of Monroe, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS.
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Monroe State of Florida to wit:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 12, 13, 14, 15, 16, Block 1,
B.C. MORENO'S SUBDIVISION, according to the Plat thereof, as recorded
in Plat Book 1, at Page 138, of the Public Records of Monroe County,
Florida

Subject to restrictions, reservations and easements of record, if
any, and taxes subsequent to 2004.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

J. A. LaRocco Enterprises, Inc.

Printed Name: Joe Miklas

By: John A. LaRocco (Seal)
John A. LaRocco, President
P.O. Address: 743 Largo Road, Key Largo, FL 33037

Witness:

Printed Name: Gretchen Holland

Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 26 day of August, 2005 by
John A. LaRocco, President of J. A. LaRocco Enterprises, Inc., a
Florida Corporation, on behalf of the corporation
he is personally known to me or he has produced his Florida driver's license as identification.

MONROE COUNTY
OFFICIAL PUBLIC RECORD

Printed Name:

Notary Public

My Commission Expires:



JOE MIKLAS

MY COMMISSION # DD 148575

EXPIRES: October 27, 2006

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



Disclosure of Interest

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

Name and Address	% of Ownership

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

Name and Address	% of Ownership
Edward B Webb	50
Donna R Webb	50

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

Name and Address	% of Ownership

* Please provide date of contract _____

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

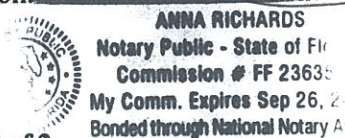
Name and Address

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: Donna R Webb

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 11 day of Sept, by 2018. He/she is personally known to me or has produced _____ as identification.



Notary Public
My Commission Expires



qPublic.net™ Monroe County, FL

Disclaimer

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By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID	00531770-000000
Account#	1650943
Property ID	1650943
Millage Group	500K
Location Address	OVERSEAS Hwy, KEY LARGO
Legal Description	BK 1 LT 1 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440 OR2147-511
	(Note: Not to be used on legal documents.)
Neighborhood	1956
Property Class	VACANT RES (0000)
Subdivision	B C MORENO SUBD
Sec/Twp/Rng	01/61/39
Affordable	No
Housing	

Owner

WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$7,813	\$7,813	\$7,805	\$7,813
= Just Market Value	\$7,813	\$7,813	\$7,805	\$7,813
= Total Assessed Value	\$5,533	\$5,030	\$4,573	\$4,158
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$7,813	\$7,813	\$7,805	\$7,813

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES HIGHWAY US 1 UNPERMITTED (01HM)	6,250.00	Square Foot	50	125

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$385,000	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
9630387	2/1/1996	9/1/1996	\$1		FENCE

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

[Trim Notice](#)**2018 Notices Only**

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Sketches (click to enlarge), Photos.

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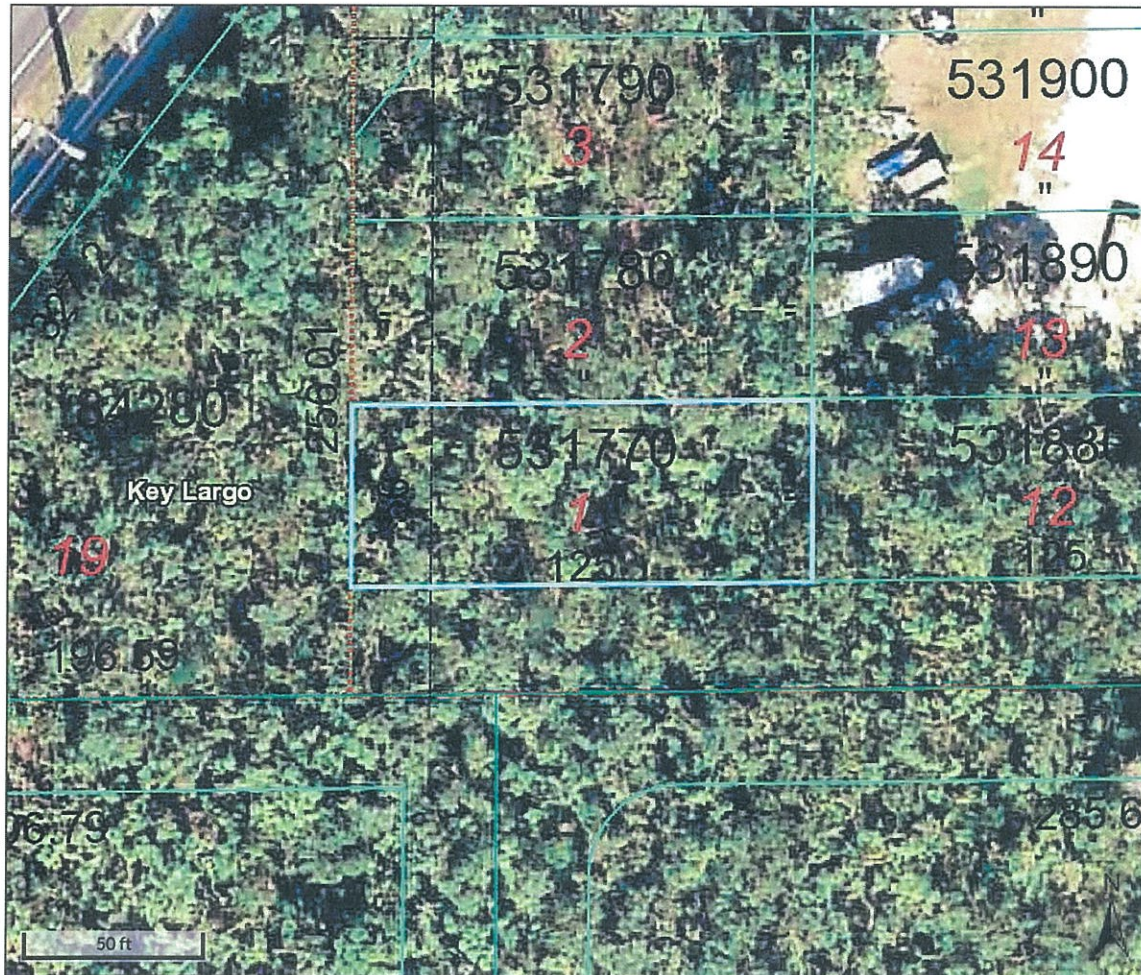
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Monroe County, FL



Overview



Legend

- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Subdivisions
- Parcels

Parcel ID	00531770-000000	Alternate ID	1650943	Owner Address	WBC 106 LLC
Sec/Twp/Rng	01/61/39	Class	VACANT RES		101631 OVERSEAS HWY
Property Address	OVERSEAS Hwy				KEY LARGO, FL 33037
	KEY LARGO				
District	Pt of Key Largo				
Brief Tax	BK 1 LT 1 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133				
Description	OR2084-1440 OR2147-511				
	(Note: Not to be used on legal documents)				

Date created: 4/16/2019

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Summary

Parcel ID	00531780-000000
Account#	1650951
Property ID	1650951
Millage Group	500K
Location Address	VACANT LAND, KEY LARGO
Legal Description	BK 1 LT 2 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440 OR2147-511
	(Note: Not to be used on legal documents.)
Neighborhood	1956
Property Class	VACANT RES (0000)
Subdivision	B C MORENO SUBD
Sec/Twp/Rng	01/61/39
Affordable Housing	No

Owner

WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$7,813	\$7,813	\$7,805	\$7,813
= Just Market Value	\$7,813	\$7,813	\$7,805	\$7,813
= Total Assessed Value	\$3,748	\$3,407	\$3,097	\$2,816
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$7,813	\$7,813	\$7,805	\$7,813

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES HIGHWAY US 1 UNPERMITTED (01HM)	6,250.00	Square Foot	50	125

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

View Tax Info

[View Taxes for this Parcel](#)

Map



TRIM Notice

Trim Notice

2018 Notices Only

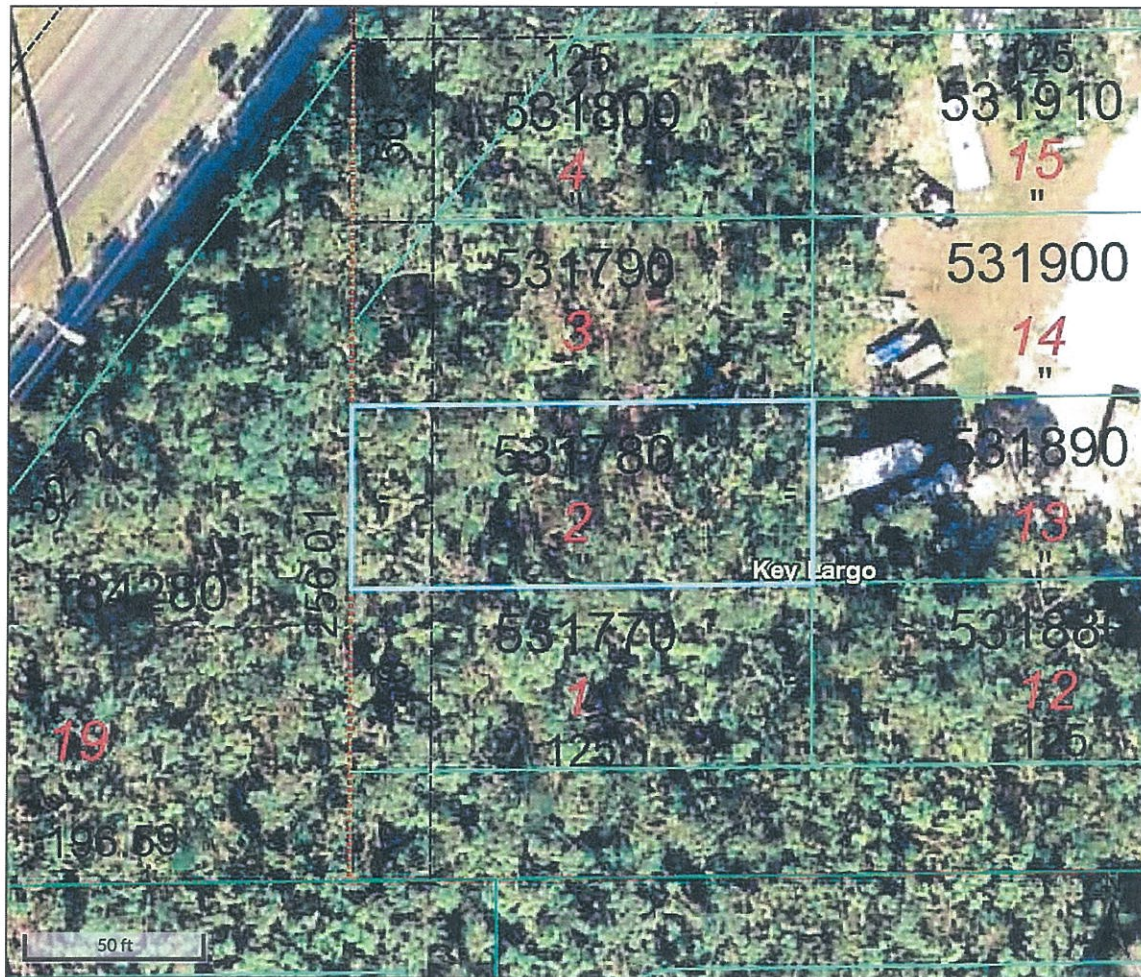
No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Permits, Sketches (click to enlarge), Photos.

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Overview



Legend

- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Subdivisions
- Parcels

Parcel ID 00531780-000000 Alternate ID 1650951 Owner Address WBC 106 LLC
Sec/Twp/Rng 01/61/39 Class VACANT RES 101631 OVERSEAS HWY
Property Address VACANT LAND KEY LARGO KEY LARGO, FL 33037
District Pt of Key Largo
Brief Tax BK 1 LT 2 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133
Description OR2084-1440 OR2147-511
(Note: Not to be used on legal documents)

Date created: 4/16/2019
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Summary

Parcel ID 00531790-000000
 Account# 1650960
 Property ID 1650960
 Millage Group 500K
 Location Address VACANT LAND, KEY LARGO
 Legal Description BK 1 LT 3 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440 OR2147-511/
 (Note: Not to be used on legal documents.)
 Neighborhood 1956
 Property Class VACANT RES (0000)
 Subdivision B C MORENO SUBD
 Sec/Twp/Rng 01/61/39
 Affordable No
 Housing

Owner

WBC 106 LLC
 101631 OVERSEAS HWY
 KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$7,800	\$7,800	\$7,800	\$7,802
= Just Market Value	\$7,800	\$7,800	\$7,800	\$7,802
= Total Assessed Value	\$3,741	\$3,401	\$3,092	\$2,811
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$7,800	\$7,800	\$7,800	\$7,802

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES HIGHWAY US 1 UNPERMITTED (01HM)	6,240.00	Square Foot	50	125

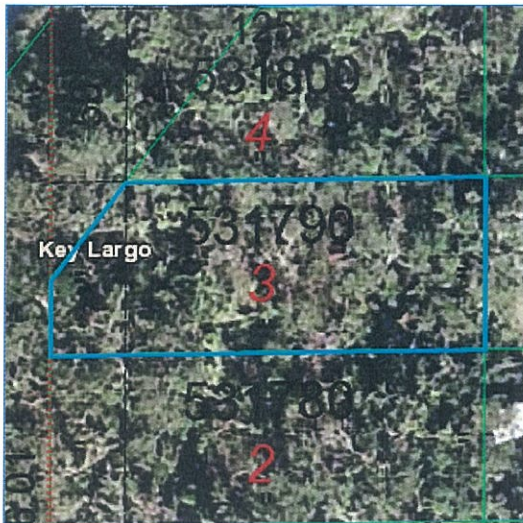
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

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Map



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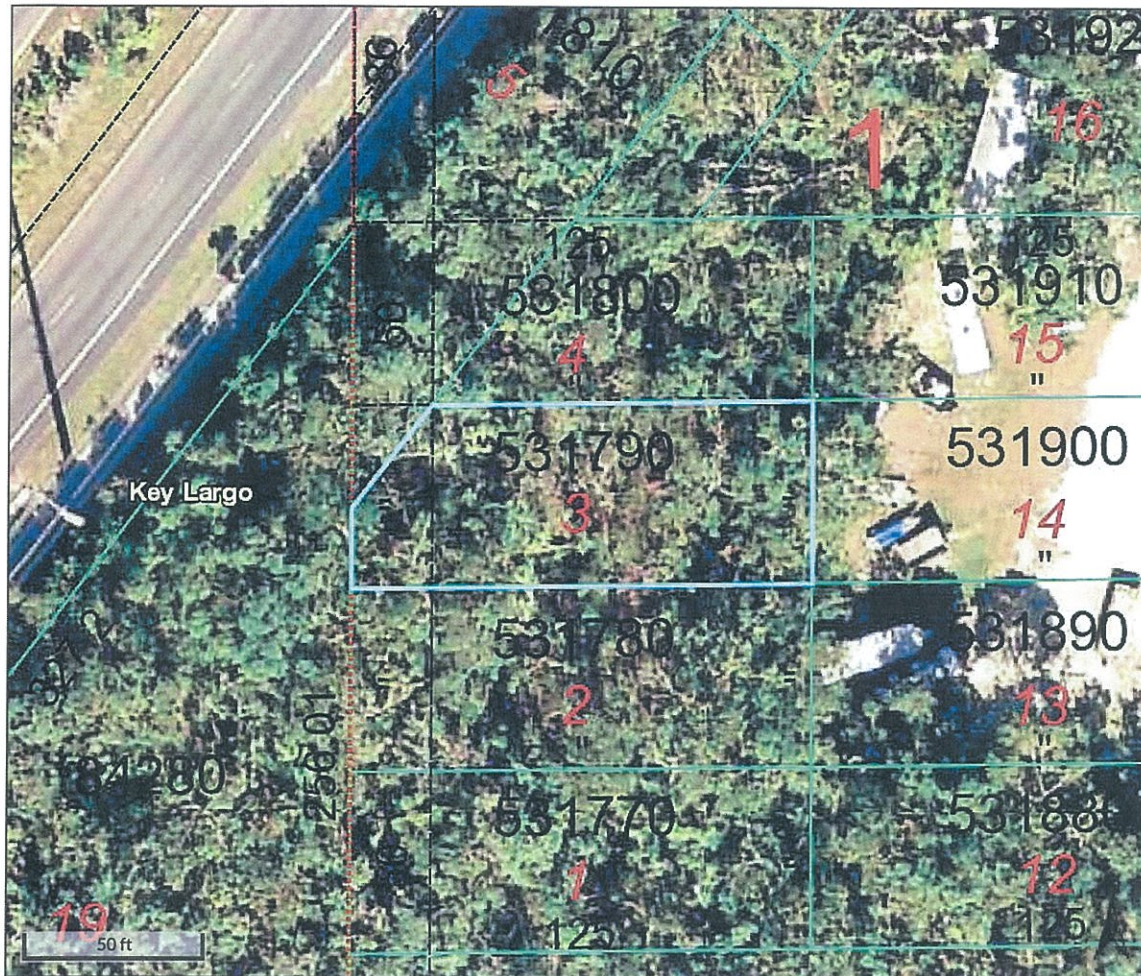
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Monroe County, FL



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Parcel ID	00531790-000000	Alternate ID	1650960	Owner Address	WBC 106 LLC
Sec/Twp/Rng	01/61/39	Class	VACANT RES		101631 OVERSEAS HWY
Property Address	VACANT LAND				KEY LARGO, FL 33037
	KEY LARGO				
District	Pt of Key Largo				
Brief Tax	BK 1 LT 3 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133				
Description	OR2084-1440 OR2147-511				
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Summary

Parcel ID	00531800-000000
Account#	1650978
Property ID	1650978
Millage Group	500K
Location Address	VACANT LAND, KEY LARGO
Legal Description	BK 1 LT 4 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440 OR2147-511
	(Note: Not to be used on legal documents.)
Neighborhood	1956
Property Class	VACANT RES (0000)
Subdivision	B C MORENO SUBD
Sec/Twp/Rng	01/61/39
Affordable	No
Housing	

Owner

WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$6,152	\$6,152	\$6,150	\$6,152
= Just Market Value	\$6,152	\$6,152	\$6,150	\$6,152
= Total Assessed Value	\$2,808	\$2,553	\$2,321	\$2,110
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$6,152	\$6,152	\$6,150	\$6,152

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES HIGHWAY US 1 UNPERMITTED (01HM)	4,687.00	Square Foot	50	125

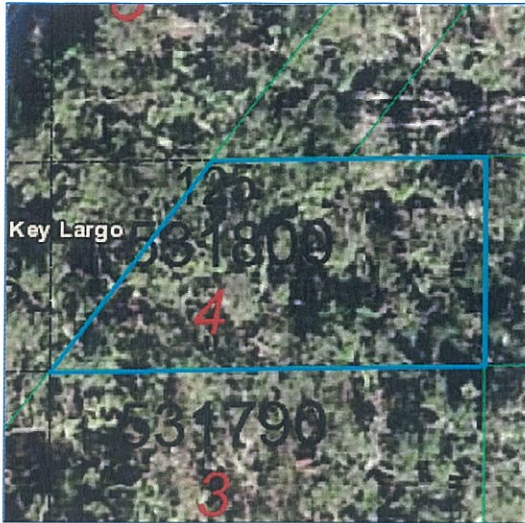
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

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Map



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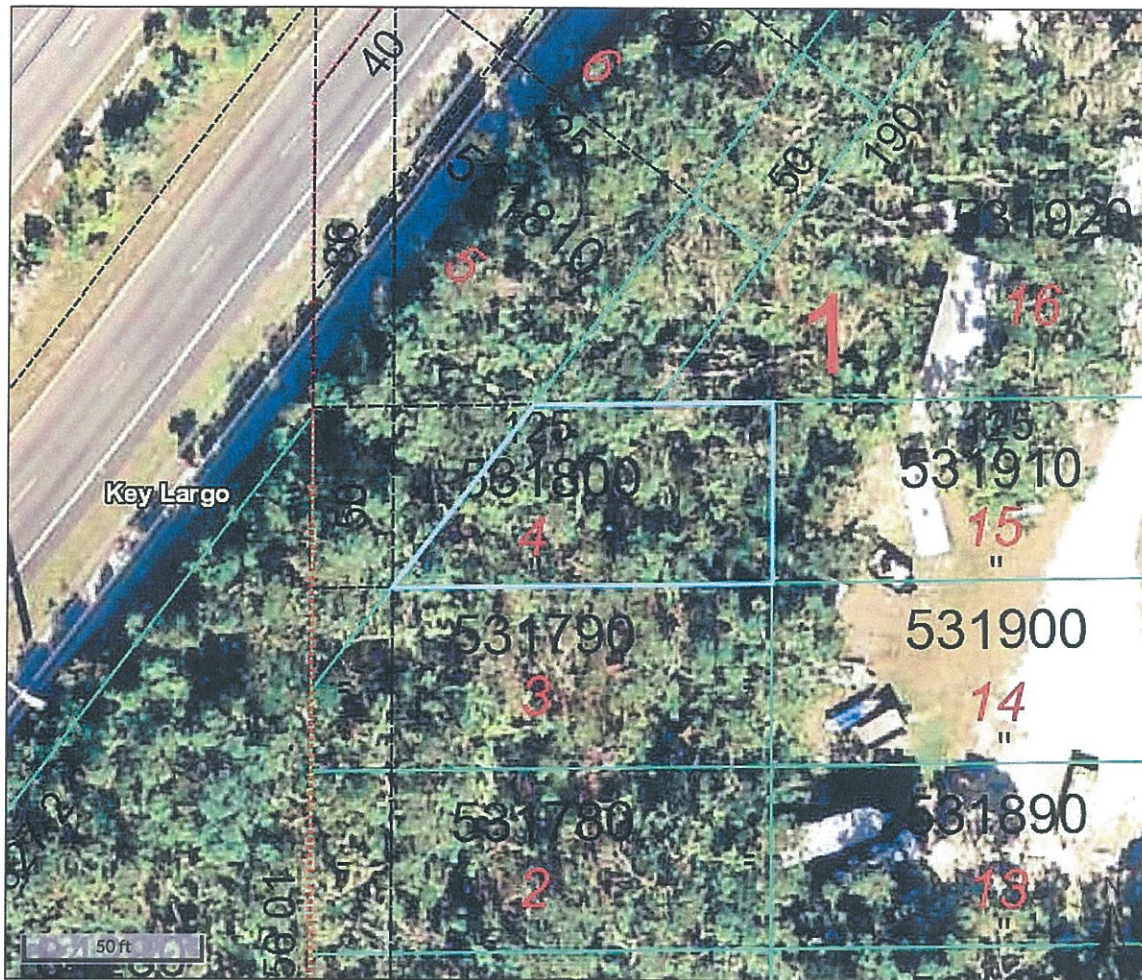
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Parcel ID	00531800-000000	Alternate ID	1650978	Owner Address	WBC 106 LLC
Sec/Twp/Rng	01/61/39	Class	VACANT RES		101631 OVERSEAS HWY
Property Address	VACANT LAND				KEY LARGO, FL 33037
	KEY LARGO				
District	Pt of Key Largo				
Brief Tax	BK 1 LT 4 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133				
Description	OR2084-1440 OR2147-511				
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Summary

Parcel ID 00531810-000000
 Account# 1650986
 Property ID 1650986
 Millage Group 500K
 Location Address VACANT LAND, KEY LARGO
 Legal Description BK 1 LT 5 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440 OR2147-511
 (Note: Not to be used on legal documents.)
 Neighborhood 1956
 Property Class VACANT RES (0000)
 Subdivision B C MORENO SUBD
 Sec/Twp/Rng 01/61/39
 Affordable No
 Housing

Owner

WBC 106 LLC
 101631 OVERSEAS HWY
 KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$2,238	\$2,238	\$2,233	\$2,235
= Just Market Value	\$2,238	\$2,238	\$2,233	\$2,235
= Total Assessed Value	\$595	\$541	\$492	\$448
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,238	\$2,238	\$2,233	\$2,235

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES HIGHWAY US 1 UNPERMITTED (01HM)	1,000.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

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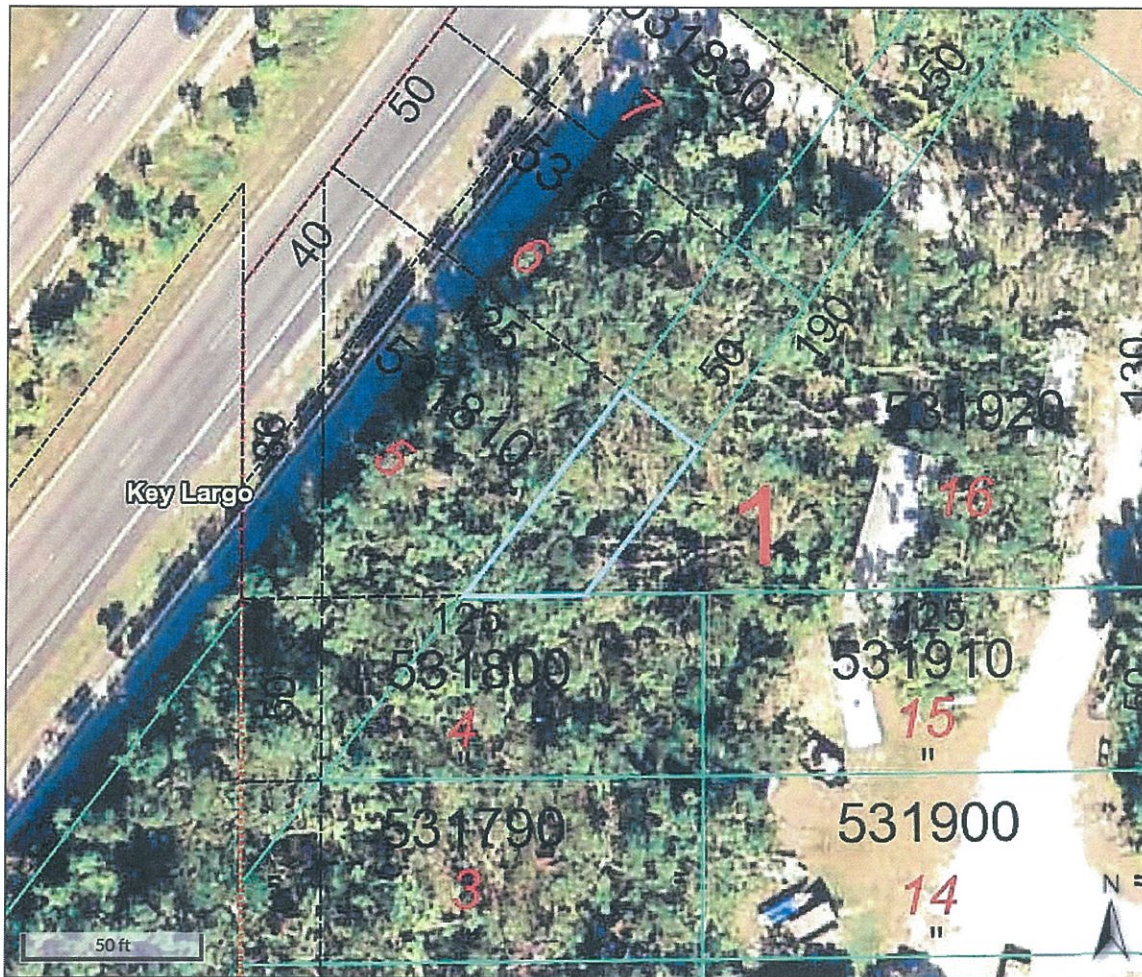
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Parcel ID 00531810-000000 Alternate ID 1650986 Owner Address WBC 106 LLC
Sec/Twp/Rng 01/61/39 Class VACANT RES 101631 OVERSEAS HWY
Property Address VACANT LAND KEY LARGO KEY LARGO, FL 33037
District Pt of Key Largo
Brief Tax BK 1 LT 5 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133
Description OR2084-1440 OR2147-511
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Summary

Parcel ID 00531820-000000
 Account# 1650994
 Property ID 1650994
 Millage Group 500K
 Location Address VACANT LAND, KEY LARGO
 Legal Description BK 1 LT 6 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440 OR2147-511
 (Note: Not to be used on legal documents.)
 Neighborhood 1956
 Property Class VACANT RES (0000)
 Subdivision B C MORENO SUBD
 Sec/Twp/Rng 01/61/39
 Affordable No
 Housing

Owner

WBC 106 LLC
 101631 OVERSEAS HWY
 KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$2,500	\$2,500	\$2,498	\$2,500
= Just Market Value	\$2,500	\$2,500	\$2,498	\$2,500
= Total Assessed Value	\$748	\$680	\$618	\$562
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,500	\$2,500	\$2,498	\$2,500

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES HIGHWAY US 1 UNPERMITTED (01HM)	1,250.00	Square Foot	50	25

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

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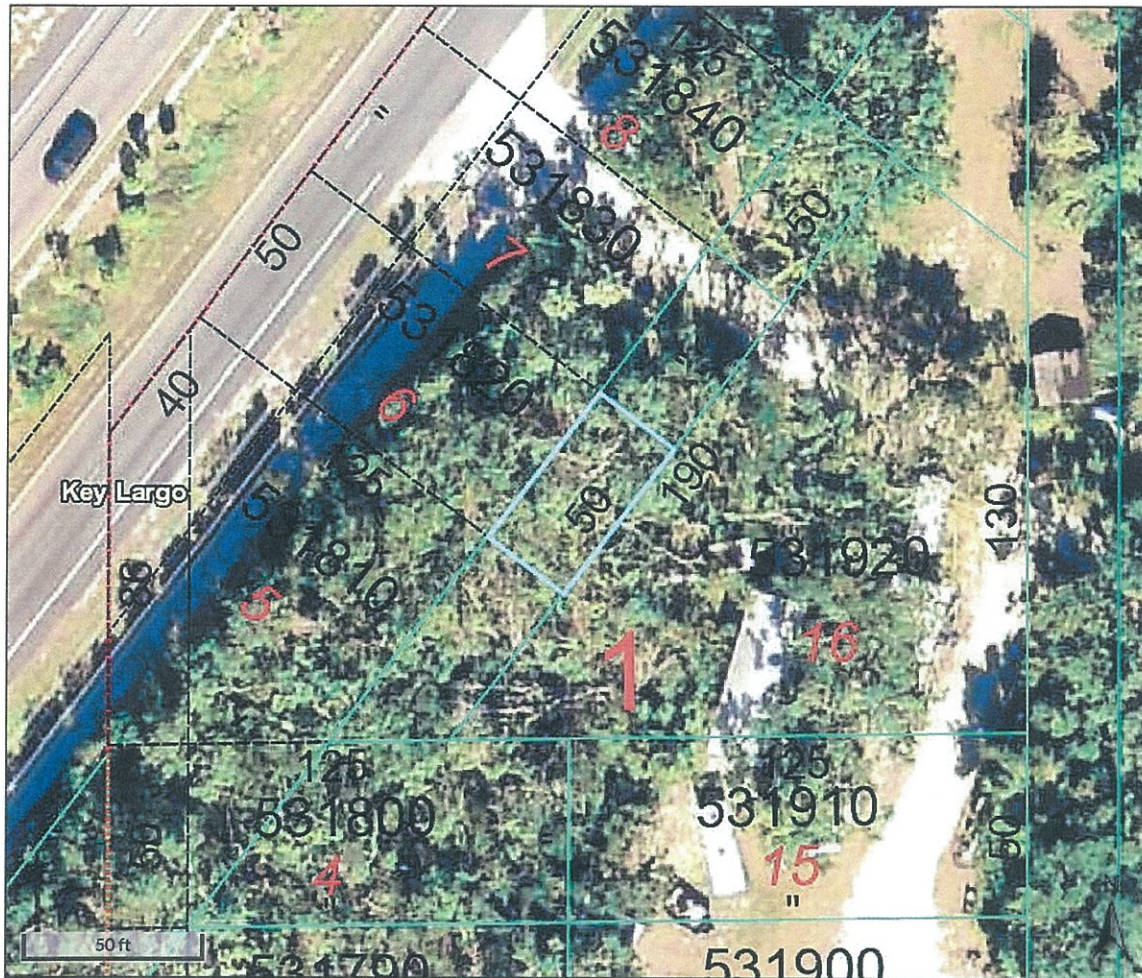
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Parcel ID 00531820-000000

Sec/Twp/Rng 01/61/39

Property Address VACANT LAND
KEY LARGO

District Pt of Key Largo

Brief Tax BK 1LT 6 BC MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133

Description	OR2084-1440 OR2147-511
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Alternate ID 1650994
Class VACANT RES

Owner Address WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO, FL 33037

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Summary

Parcel ID	00531830-000000
Account#	1651001
Property ID	1651001
Millage Group	500K
Location Address	VACANT LAND, KEY LARGO
Legal Description	BK 1 LT 7 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440 OR2147-511
	(Note: Not to be used on legal documents.)
Neighborhood	1956
Property Class	VACANT RES (0000)
Subdivision	B C MORENO SUBD
Sec/Twp/Rng	01/61/39
Affordable	No
Housing	

Owner

WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$1,214	\$1,214	\$1,214	\$1,056
+ Market Land Value	\$2,500	\$2,500	\$2,498	\$2,500
= Just Market Value	\$3,714	\$3,714	\$3,712	\$3,556
= Total Assessed Value	\$2,805	\$2,550	\$2,318	\$2,108
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,714	\$3,714	\$3,712	\$3,556

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES HIGHWAY US 1 UNPERMITTED (01HM)	1,250.00	Square Foot	50	25

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1982	1983	1	1200 SF	2

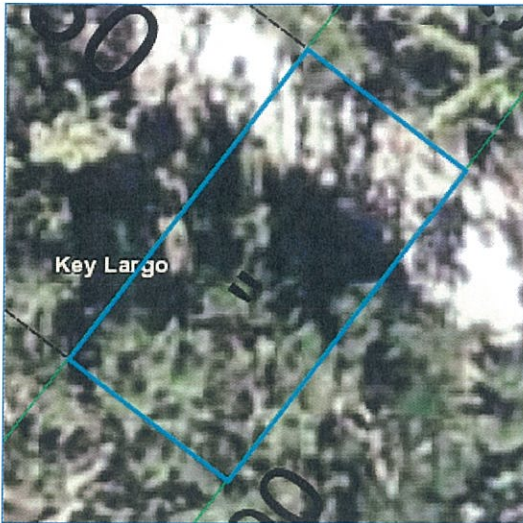
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

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Parcel ID 00531830-000000

Sec/Twp/Rng 01/61/39

Property Address VACANT LAND
KEY LARGO

District Pt of Key Largo

Brief Tax BK 1 LT 7 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133

Description OR2084-1440 OR2147-511

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Alternate ID 1651001
Class VACANT RES

Owner Address WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO, FL 33037

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Summary

Parcel ID 00531840-000000
 Account# 1651010
 Property ID 1651010
 Millage Group 500K
 Location Address VACANT LAND, KEY LARGO
 Legal Description BK 1 LT 8 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440 OR2147-511
 (Note: Not to be used on legal documents.)
 Neighborhood 1956
 Property Class VACANT RES (0000)
 Subdivision B C MORENO SUBD
 Sec/Twp/Rng 01/61/39
 Affordable No
 Housing

Owner

WBC 106 LLC
 101631 OVERSEAS HWY
 KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$2,500	\$2,500	\$2,498	\$2,500
= Just Market Value	\$2,500	\$2,500	\$2,498	\$2,500
= Total Assessed Value	\$748	\$680	\$618	\$562
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,500	\$2,500	\$2,498	\$2,500

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES HIGHWAY US 1 UNPERMITTED (01HM)	1,250.00	Square Foot	50	25

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

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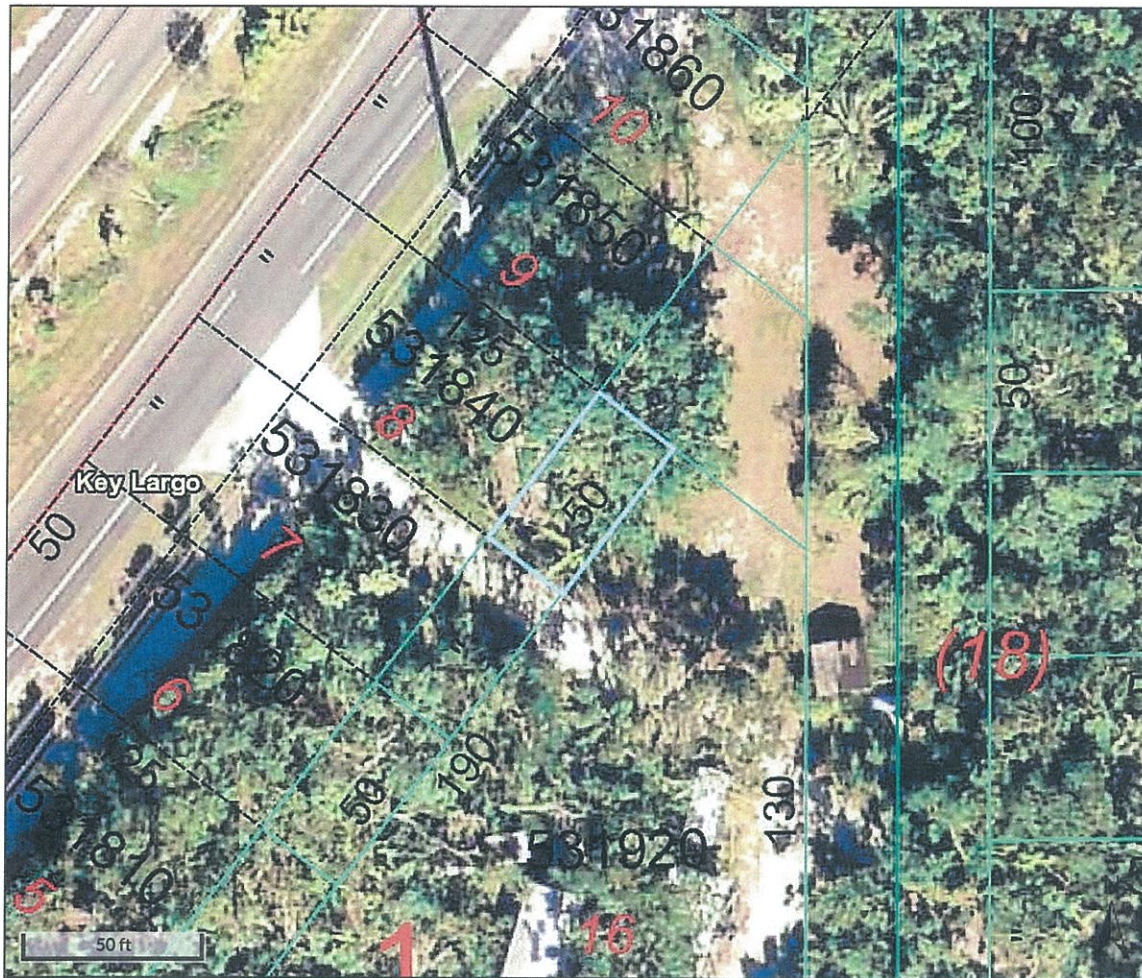
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Parcel ID	00531840-000000	Alternate ID	1651010	Owner Address	WBC 106 LLC
Sec/Twp/Rng	01/61/39	Class	VACANT RES		101631 OVERSEAS HWY
Property Address	VACANT LAND				KEY LARGO, FL 33037
	KEY LARGO				
District	Pt of Key Largo				
Brief Tax	BK 1 LT 8 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133				
Description	OR2084-1440 OR2147-511				
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Summary

Parcel ID	00531850-000000
Account#	1651028
Property ID	1651028
Millage Group	500K
Location Address	105635 OVERSEAS Hwy, KEY LARGO
Legal Description	BK 1 LT 9 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440 OR2147-511
	(Note: Not to be used on legal documents.)
Neighborhood	1956
Property Class	VACANT RES (0000)
Subdivision	B C MORENO SUBD
Sec/Twp/Rng	01/61/39
Affordable	No
Housing	

Owner

WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$1,687	\$1,757	\$1,898	\$1,705
+ Market Land Value	\$2,551	\$2,551	\$2,551	\$2,553
= Just Market Value	\$4,238	\$4,308	\$4,449	\$4,258
= Total Assessed Value	\$3,456	\$3,142	\$2,856	\$2,597
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$4,238	\$4,308	\$4,449	\$4,258

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES HIGHWAY US 1 UNPERMITTED (01HM)	1,300.00	Square Foot	0	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	2012	2013	1	950 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
12301374	4/4/2012	7/12/2012	\$1		FENCE

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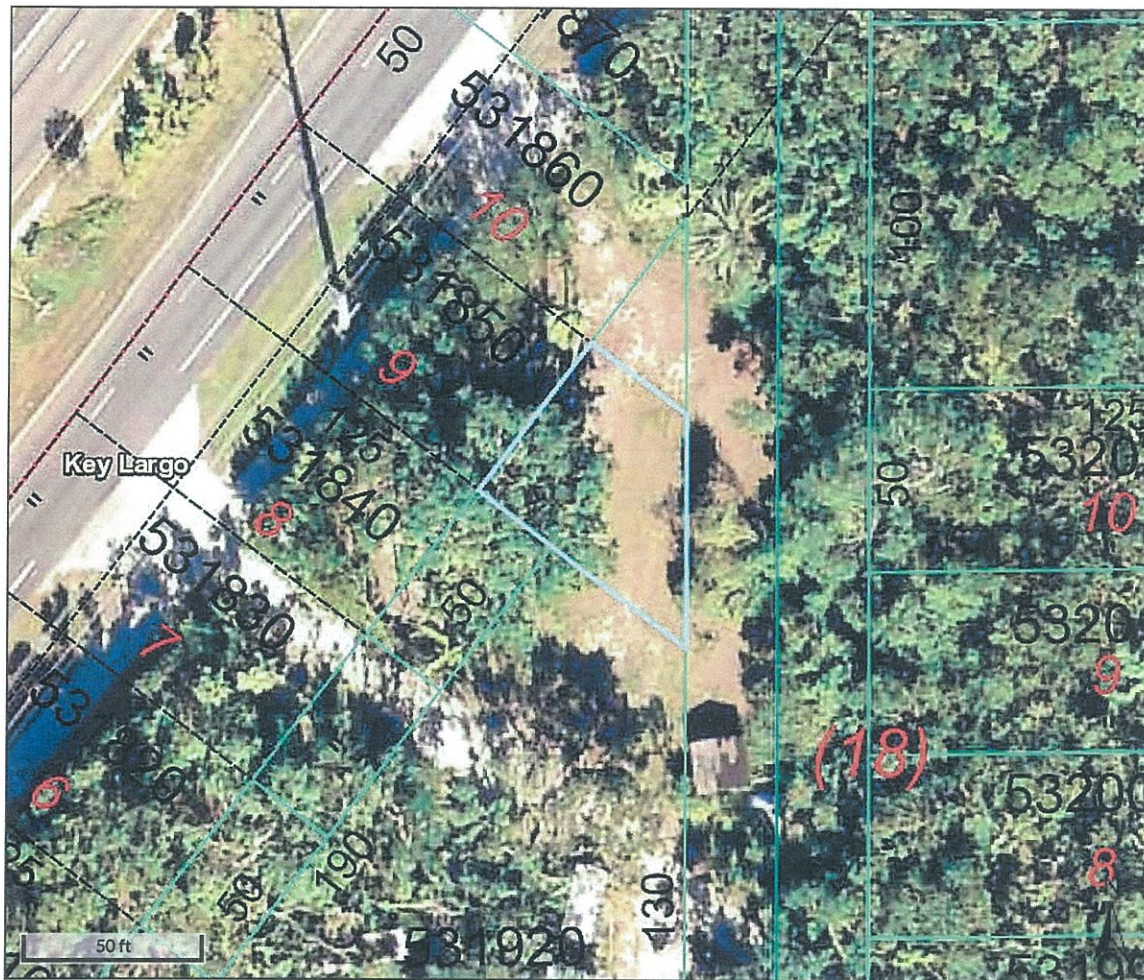
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Parcel ID 00531850-000000 Alternate ID 1651028 Owner Address WBC 106 LLC
Sec/Twp/Rng 01/61/39 Class VACANT RES 101631 OVERSEAS HWY
Property Address 105635 OVERSEAS Hwy KEY LARGO, FL 33037
District Pt of Key Largo
Brief Tax BK 1 LT 9 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133
Description OR2084-1440 OR2147-511
(Note: Not to be used on legal documents)

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Summary

Parcel ID 00531860-000000
 Account# 1651036
 Property ID 1651036
 Millage Group 500K
 Location Address VACANT LAND, KEY LARGO
 Legal Description BK 1 LT 10 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440 OR2147-511
 (Note: Not to be used on legal documents.)
 Neighborhood 1956
 Property Class VACANT RES (0000)
 Subdivision B C MORENO SUBD
 Sec/Twp/Rng 01/61/39
 Affordable No
 Housing

Owner

[WBC 106 LLC](#)
 101631 OVERSEAS HWY
 KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$2,500	\$2,500	\$2,498	\$2,500
= Just Market Value	\$2,500	\$2,500	\$2,498	\$2,500
= Total Assessed Value	\$40	\$36	\$33	\$30
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,500	\$2,500	\$2,498	\$2,500

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES HIGHWAY US 1 UNPERMITTED (01HM)	1,250.00	Square Foot	0	0

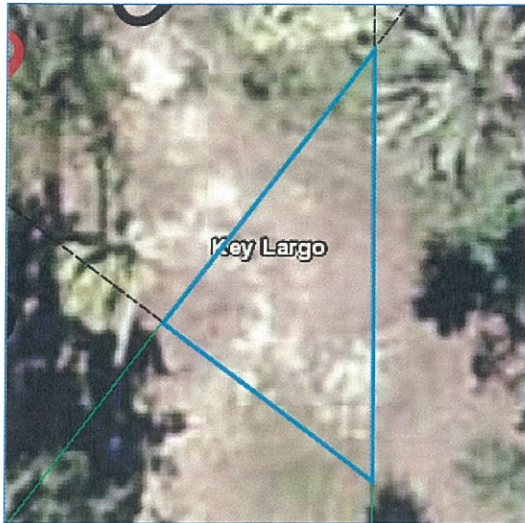
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

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Map



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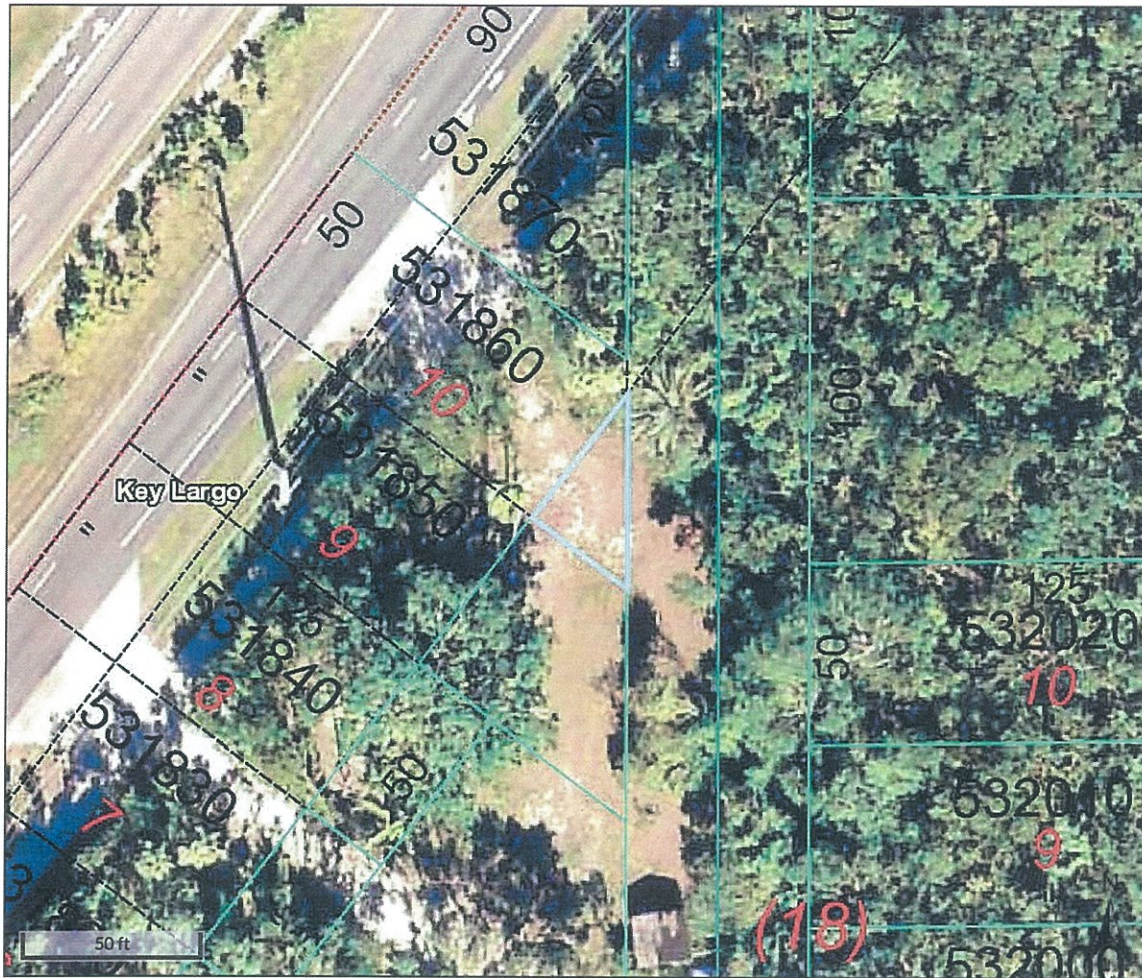
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Parcel ID	00531860-000000	Alternate ID	1651036	Owner Address	WBC 106 LLC
Sec/Twp/Rng	01/61/39	Class	VACANT RES		101631 OVERSEAS HWY
Property Address	VACANT LAND				KEY LARGO, FL 33037
	KEY LARGO				
District	Pt of Key Largo				
Brief Tax	BK 1 LT 10 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133				
Description	OR2084-1440 OR2147-511				
	(Note: Not to be used on legal documents)				

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Summary

Parcel ID 00531880-000000
 Account# 1651052
 Property ID 1651052
 Millage Group 500K
 Location Address VACANT LAND, KEY LARGO
 Legal Description BK 1 LT 12 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/1267 OR2084-1440 OR2147-511
 (Note: Not to be used on legal documents.)
 Neighborhood 1956
 Property Class VACANT RES (0000)
 Subdivision B C MORENO SUBD
 Sec/Twp/Rng 01/61/39
 Affordable Housing No

Owner

WBC 106 LLC
 101631 OVERSEAS HWY
 KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$7,813	\$7,813	\$7,805	\$7,813
= Just Market Value	\$7,813	\$7,813	\$7,805	\$7,813
= Total Assessed Value	\$3,748	\$3,407	\$3,097	\$2,816
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$7,813	\$7,813	\$7,805	\$7,813

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES HIGHWAY US 1 UNPERMITTED (01HM)	6,250.00	Square Foot	50	125

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$300,000	Warranty Deed		2071	2133	M - Unqualified	Improved

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[View Taxes for this Parcel](#)

Map



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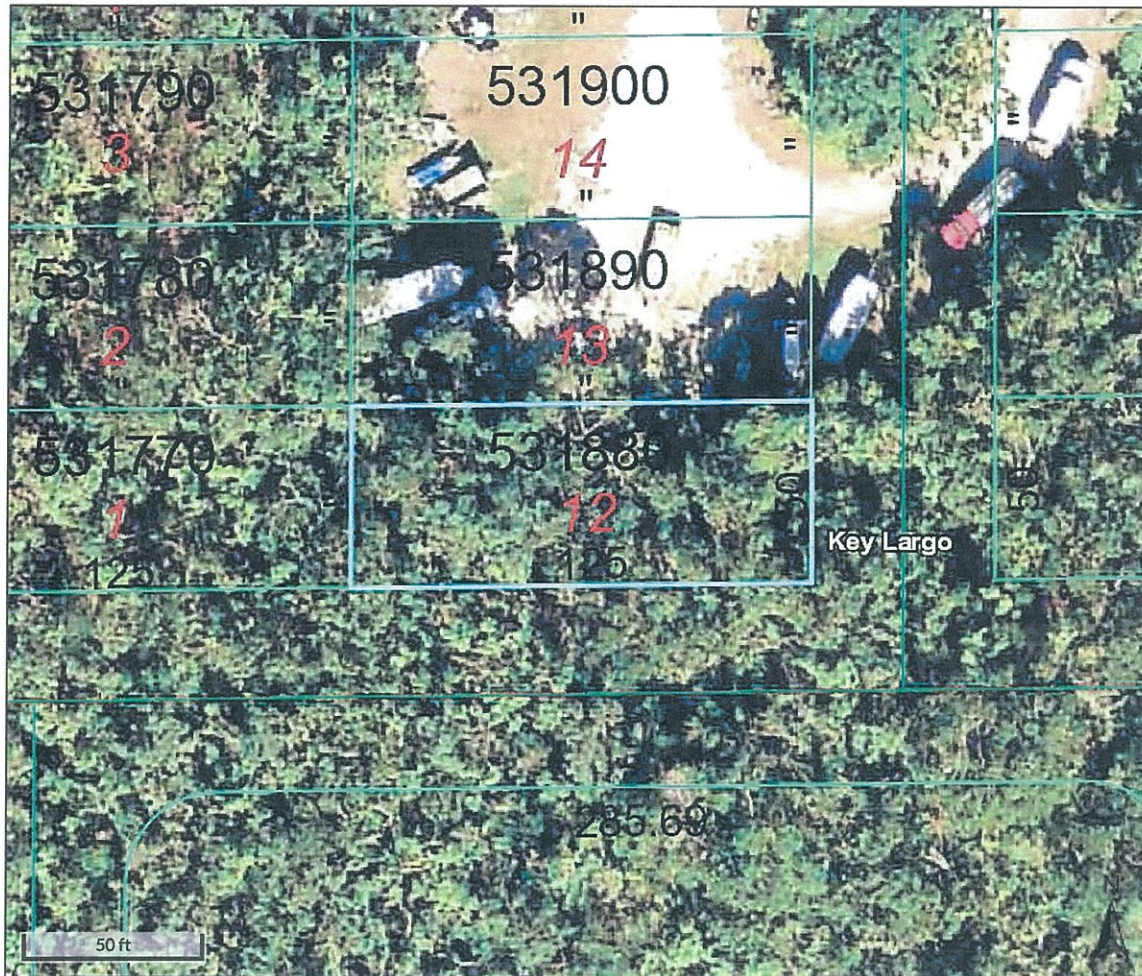
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Parcel ID	00531880-000000	Alternate ID	1651052	Owner Address	WBC 106 LLC
Sec/Twp/Rng	01/61/39	Class	VACANT RES		101631 OVERSEAS HWY
Property Address	VACANT LAND				KEY LARGO, FL 33037
	KEY LARGO				
District	Pt of Key Largo				
Brief Tax	BK 1 LT 12 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/1267 OR2084-				
Description	1440 OR2147-511				
	(Note: Not to be used on legal documents)				

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Summary

Parcel ID 00531890-000000
 Account# 1651061
 Property ID 1651061
 Millage Group 500K
 Location Address VACANT LAND, KEY LARGO
 Legal Description BK 1 LT 13 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440 OR2147-511
 (Note: Not to be used on legal documents.)
 Neighborhood 1956
 Property Class VACANT RES (0000)
 Subdivision B C MORENO SUBD
 Sec/Twp/Rng 01/61/39
 Affordable No
 Housing

Owner

WBC 106 LLC
 101631 OVERSEAS HWY
 KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$20,313	\$20,313	\$20,292	\$20,313
= Just Market Value	\$20,313	\$20,313	\$20,292	\$20,313
= Total Assessed Value	\$3,748	\$3,407	\$3,097	\$2,816
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$20,313	\$20,313	\$20,292	\$20,313

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	6,250.00	Square Foot	50	125

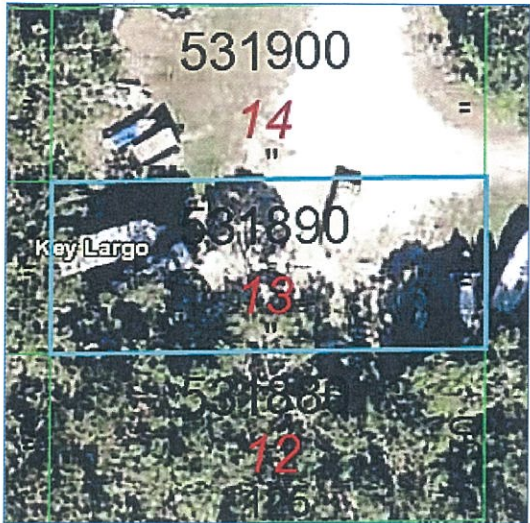
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

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Map



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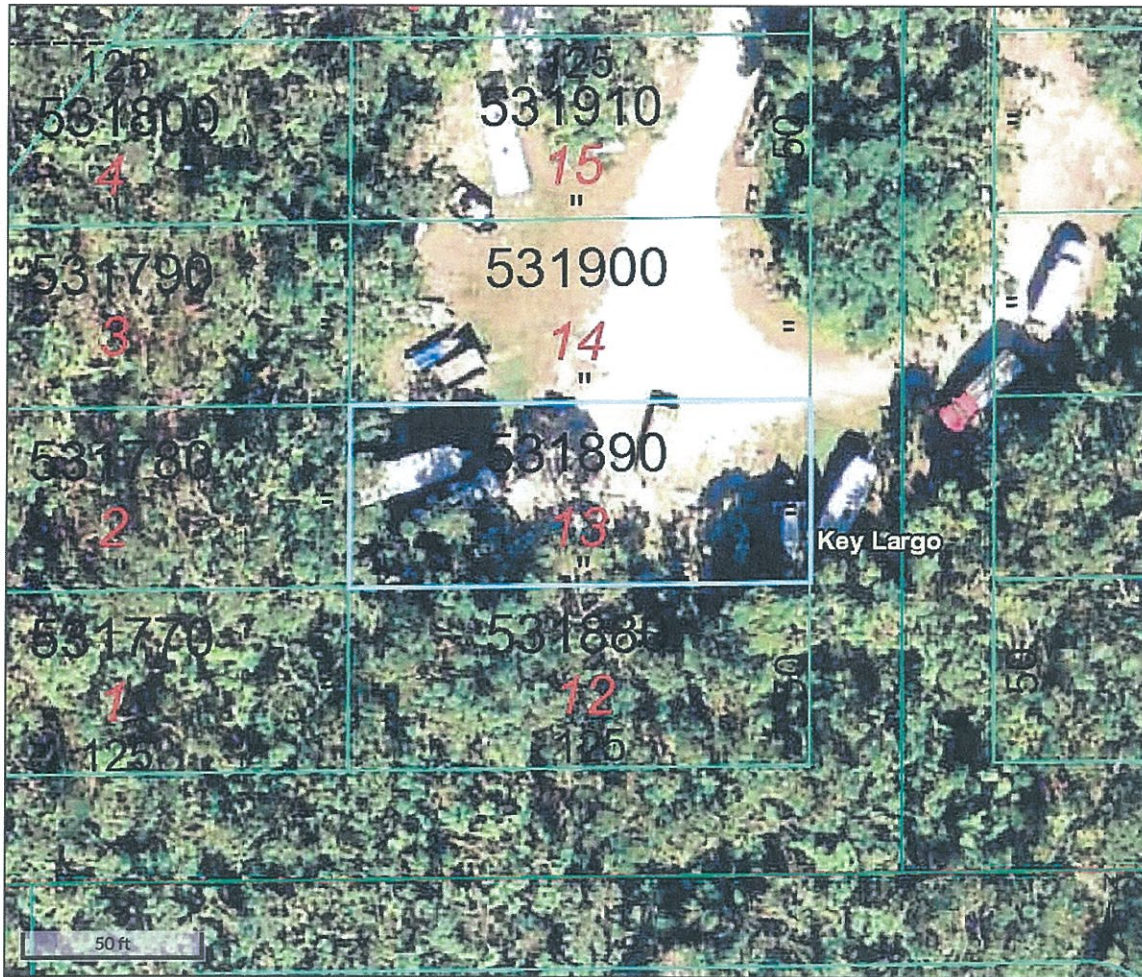
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Parcel ID	00531890-000000	Alternate ID	1651061	Owner Address	WBC 106 LLC
Sec/Twp/Rng	01/61/39	Class	VACANT RES		101631 OVERSEAS HWY
Property Address	VACANT LAND				KEY LARGO, FL 33037
	KEY LARGO				
District	Pt of Key Largo				
Brief Tax	BK 1 LT 13 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133				
Description	OR2084-1440 OR2147-511				
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Summary

Parcel ID 00531900-000000
 Account# 1651079
 Property ID 1651079
 Millage Group 500K
 Location Address VACANT LAND, KEY LARGO
 Legal Description BK 1 LT 14 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440 OR2147-511
 (Note: Not to be used on legal documents.)
 Neighborhood 1956
 Property Class VACANT RES (0000)
 Subdivision B C MORENO SUBD
 Sec/Twp/Rng 01/61/39
 Affordable No
 Housing

Owner

[WBC 106 LLC](#)
 101631 OVERSEAS HWY
 KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$20,313	\$20,313	\$20,292	\$20,313
= Just Market Value	\$20,313	\$20,313	\$20,292	\$20,313
= Total Assessed Value	\$3,748	\$3,407	\$3,097	\$2,816
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$20,313	\$20,313	\$20,292	\$20,313

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	6,250.00	Square Foot	50	125

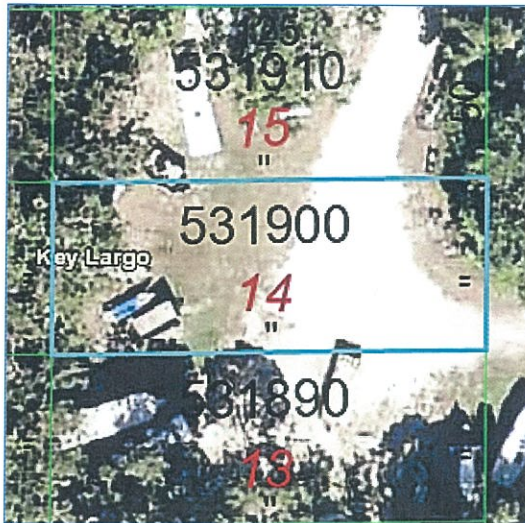
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

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Map



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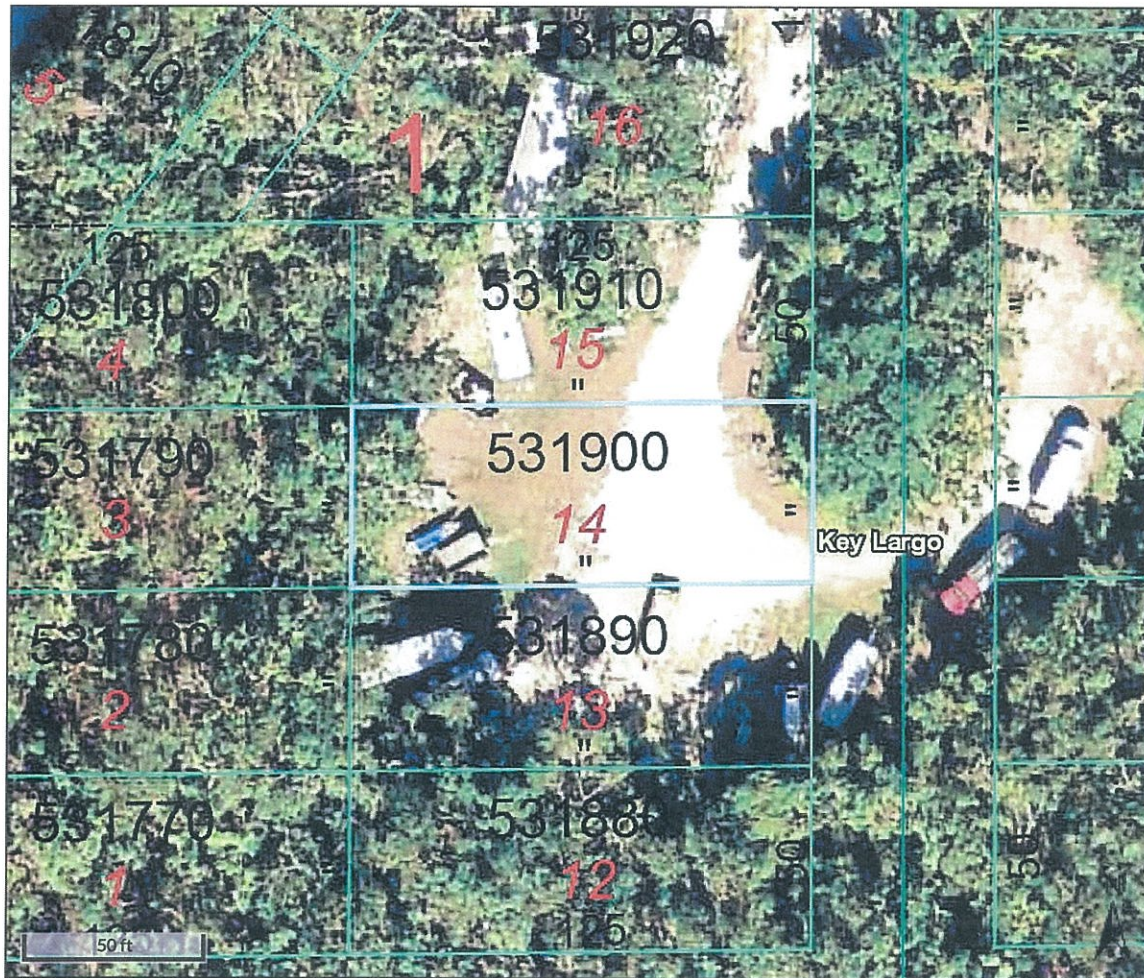
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Parcel ID	00531900-000000	Alternate ID	1651079	Owner Address	WBC 106 LLC
Sec/Twp/Rng	01/61/39	Class	VACANT RES		101631 OVERSEAS HWY
Property Address	VACANT LAND				KEY LARGO, FL 33037
	KEY LARGO				
District	Pt of Key Largo				
Brief Tax	BK 1 LT 14 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133				
Description	OR2084-1440 OR2147-511				
	(Note: Not to be used on legal documents)				

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Summary

Parcel ID 00531910-000000
 Account# 1651087
 Property ID 1651087
 Millage Group 500K
 Location Address VACANT LAND, KEY LARGO
 Legal Description BK 1 LT 15 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440 OR2147-511
 (Note: Not to be used on legal documents.)
 Neighborhood 1956
 Property Class VACANT RES (0000)
 Subdivision B C MORENO SUBD
 Sec/Twp/Rng 01/61/39
 Affordable No
 Housing

Owner

WBC 106 LLC
 101631 OVERSEAS HWY
 KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$20,313	\$20,313	\$20,292	\$20,313
= Just Market Value	\$20,313	\$20,313	\$20,292	\$20,313
= Total Assessed Value	\$3,748	\$3,407	\$3,097	\$2,816
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$20,313	\$20,313	\$20,292	\$20,313

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	6,250.00	Square Foot	50	125

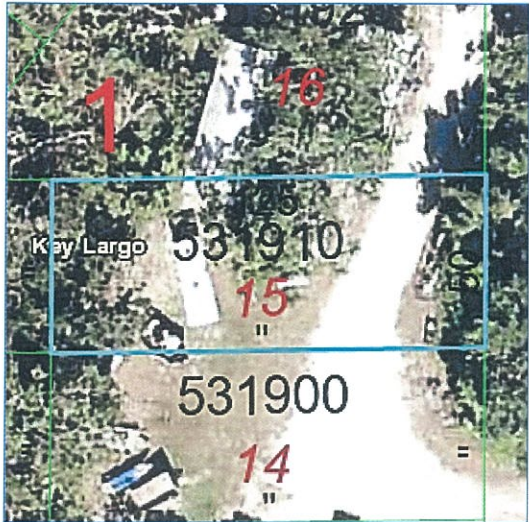
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

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Map



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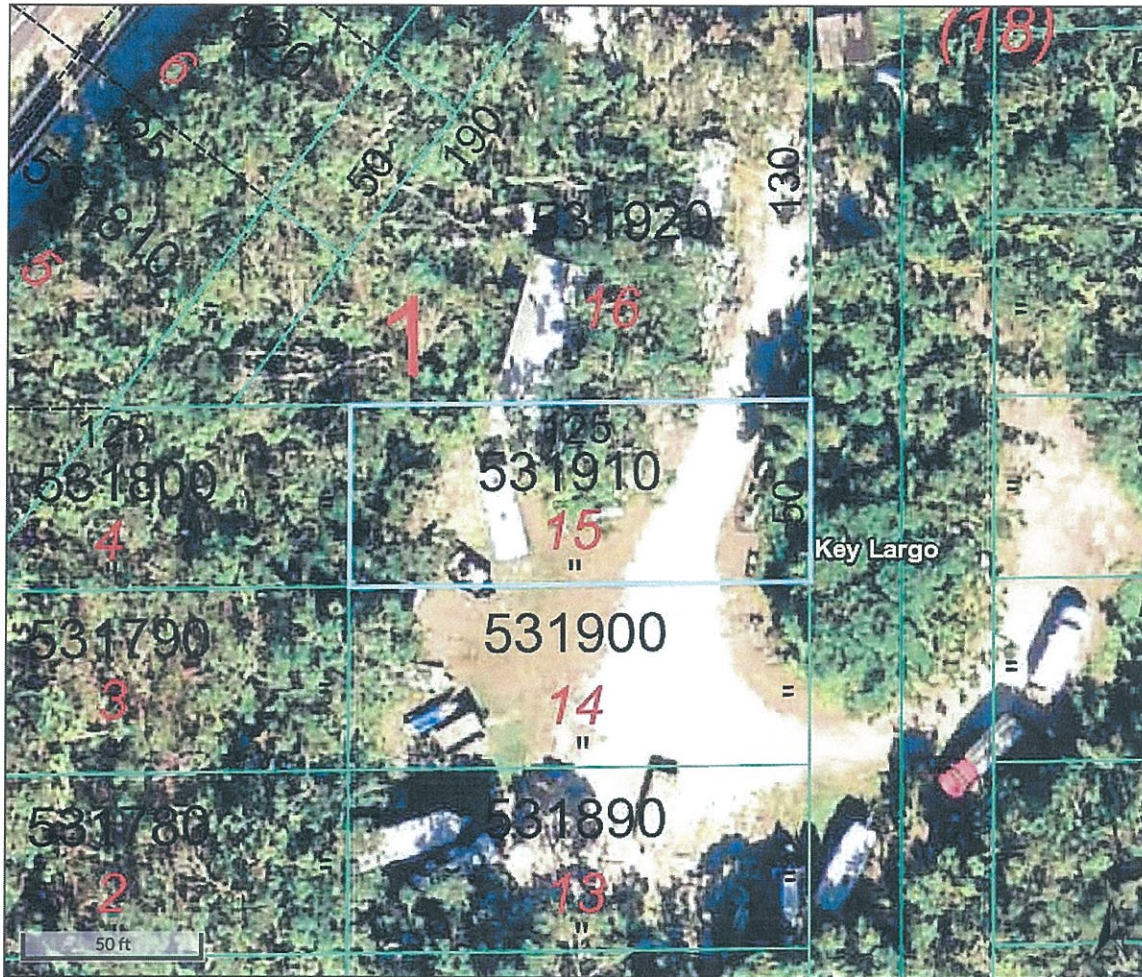
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Parcel ID	00531910-000000	Alternate ID	1651087	Owner Address	WBC 106 LLC
Sec/Twp/Rng	01/61/39	Class	VACANT RES		101631 OVERSEAS HWY
Property Address	VACANT LAND				KEY LARGO, FL 33037
	KEY LARGO				
District	Pt of Key Largo				
Brief Tax	BK 1 LT 15 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133				
Description	OR2084-1440 OR2147-511				
	(Note: Not to be used on legal documents)				

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Summary

Parcel ID 00531920-000000
 Account# 1651095
 Property ID 1651095
 Millage Group 500K
 Location Address 105635 OVERSEAS Hwy, KEY LARGO
 Legal Description BK 1 LT 16 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440 OR2147-511
 (Note: Not to be used on legal documents.)
 Neighborhood 1956
 Property Class VACANT RES (0000)
 Subdivision B C MORENO SUBD
 Sec/Twp/Rng 01/61/39
 Affordable No
 Housing

Owner

WBC 106 LLC
 101631 OVERSEAS HWY
 KEY LARGO FL 33037

Valuation

	2018	2017	2016	2015
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$30,098	\$30,098	\$29,902	\$29,926
= Just Market Value	\$30,098	\$30,098	\$29,902	\$29,926
= Total Assessed Value	\$8,148	\$7,407	\$6,734	\$6,122
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$30,098	\$30,098	\$29,902	\$29,926

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY UNPERMITTED (01DM)	14,700.00	Square Foot	0	0

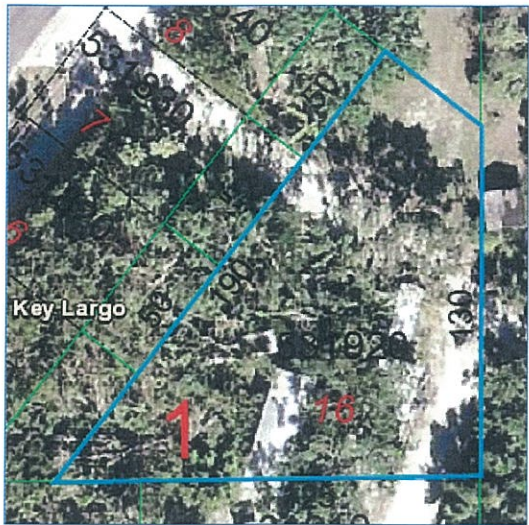
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/26/2005	\$1	Warranty Deed		2147	511	M - Unqualified	Vacant
12/27/2004	\$1	Warranty Deed		2071	2133	M - Unqualified	Vacant

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00084180-000200
HAMPSON JASON A
2401 Tilton Rd
Port Saint Lucie, FL 34952

00532180-000000
BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
MAIL STATION 115

00532050-000000
BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
MAIL STATION 115

00532170-000000
BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
MAIL STATION 115

00532160-000000
BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
MAIL STATION 115

00084160-000000
PEREZ-GILL JOSE J
6900 Sunset Dr
Miami, FL 33143

00554050-000000
BD OF TR'S OF THE INT IMP TR FUND OF THE ST OF FL
(FL PKS & MEM)-3900 COMMONWEALTH BLVD MAIL ST
108
TALLAHASSEE, FL 32399

00554040-000000
BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
MAIL STATION 115

00554030-000000
BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
MAIL STATION 115

00532200-000000
BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
MAIL STATION 115

00084180-000100
GARCIA DIANE J AND OSCAR N REV LIVING TR
8/12/05
120 W El Paseo St
Denton, TX 76205

00531960-000000
TIITF C/O DEP
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

00532150-000000
TIITF C/O DEP
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
MAIL STATION 115

00531990-000000
TIITF C/O DEP
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

00532120-000000
TIITF C/O DEP
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
MAIL STATION 115

00532060-000000
BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
MAIL STATION 115

00532140-000000
TIITF C/O DEP
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

00532320-000000
TIITF C/O DEP
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

00532190-000000
BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
MAIL STATION 115

00532100-000000
TIITF C/O DEP
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

00532000-000000
BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
MAIL STATION 115

00531970-000000
BROWN GEORGE L AND TOMOKO
15640 SW 294TH TER
HOMESTEAD, FL 33033

00532210-000000
PERPALL KATHRYN E CREDIT SHELTER FAM TR AG
2/11/2000
624 ASHE ST
KEY WEST, FL 33040

00084280-000000
MONROE COUNTY COMPREHENSIVE PLAN LAND
AUTHORITY
1200 Truman Ave
KEY WEST, FL 33040

00532260-000000
BD OF TR OF THE INT IMP TR FD OF THE ST OF FL
C/O FLA DEPT OF ENV PROT DIV OF ST LANDS
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

00531890-000000
WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO, FL 33037

00531880-000000
WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO, FL 33037

00532090-000000
TIITF C/O DEP
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
MAIL STATION 115

00532040-000000
BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
MAIL STATION 115

00532230-000000
WARNER L R %MARGERRY F WARNER
1801 BELLE CHASE CIRCLE
TAMPA, FL 33634

00532340-000000
TIITF C/O DEP
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

00532030-000000
BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
MAIL STATION 115

00554010-000000
BD OF TR'S OF THE INT IMP TR FUND OF THE ST OF
FL
3900 COMMONWEALTH BLVD - MAIL STATION 108
TALLAHASSEE, FL 32399

00554100-000000
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(FL PKS & MEM)-3900 COMMONWEALTH BLVD MAIL ST
108
TALLAHASSEE, FL 32399

00532270-000000
BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
MAIL STATION 115

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BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
MAIL STATION 115

00532300-000000
BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
MAIL STATION 115

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C/O FLA DEPT OF ENV PROT DIV OF ST LANDS
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

00532701-041200
ARJONA ARAMIS A
16 SWALLOW RD
KEY LARGO, FL 33037

00084230-000000
CARROLL COLEMAN F BISHOP
C/O ARCHDIOCESE OF MIAMI
9401 BISCAYNE BLVD
Miami Shores, FL 33138

00532280-000000
BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
MAIL STATION 115

00532080-000000
BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
MAIL STATION 115

00531980-000000
TIITF C/O DEP
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
MAIL STATION 115

00554020-000000
TIITF C/O DEP
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
MAIL STATION 115

00532020-000000
TIITF C/O DEP
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

00532220-000000
PERPALL KATHRYN E CREDIT SHELTR FAM TR AG
2/11/2000
624 ASHE ST
KEY WEST, FL 33040

00531780-000000
WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO, FL 33037

00532070-000000
BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
MAIL STATION 115

00531900-000000
WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO, FL 33037

00531930-000000
BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
MAIL STATION 115

00532701-040100
HART GEORGE E
1361 SW 56th Ave
PLANTATION, FL 33317

00532701-040800
AUSTIN GLENN M
8 Swallow Rd
KEY LARGO, FL 33037

00532701-043000
FAVALORA JOHN C MOST REVEREND THE AS
ARCHBISHOP
105500 OVERSEAS HWY
KEY LARGO, FL 33037

00531910-000000
WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO, FL 33037

00532130-000000
TIITF C/O DEP
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

00531940-000000
BOARD OF TRUSTEES OF THE IITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
MAIL STATION 115

00531870-000000
DOT/ST.OF FL
STATE ROAD DEPARTMENT
TALLAHASSEE, FL 32399

00531950-000000
TIITF C/O DEP
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399
MAIL STATION 115

00532701-040700
LOPEZ ELIEZER
18459 Pines Blvd, Ste 233
Pembroke Pines, FL 33029

00532701-041400
GOODRO MARGARET LORETTA
20 Swallow Rd
KEY LARGO, FL 33037



00532701-040600
JOHNSTON-DICKENS JOAN W
4 Swallow Rd
KEY LARGO, FL 33037

00532110-000000
TIITF C/O DEP
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

00532010-000000
TIITF C/O DEP
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

00532701-039500
RAUTIO AMY JEAN
19 Mockingbird Rd
KEY LARGO, FL 33037

00532701-042300
DALE STRINGER AND SON INC
405 LAGUNA AVE
KEY LARGO, FL 33037

00532701-039400
LOPEZ ABRAHAM
21 MOCKINGBIRD RD
KEY LARGO, FL 33037

00532701-042200
JACOBSEN LAVENE KATRINA REV TRUST
06/14/2001)
4316 SE COVENTRY LN
STUART, FL 34997

00532701-040300
PORQUETT RANDALL S
2545 Britt Rd
LAKE LAND, FL 33810

00532701-039600
CONNER CHARLES KENNETH
17 Mockingbird Rd
KEY LARGO, FL 33037

00532701-040000
CALZADA ARMANDO
9 Mockingbird Rd
KEY LARGO, FL 33037

00532310-000000
TIITF C/O DEP
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

00532330-000000
TIITF C/O DEP
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

00531770-000000
WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO, FL 33037

00532701-040200
ELLSWORTH JOSHUA CHARLES
5 Mockingbird Rd
KEY LARGO, FL 33037

00532701-039900
SOSA GABRIEL
2835 W 72ND TER
HIALEAH, FL 33018

00532701-042900
FAVALORA JOHN C MOST REVEREND THE AS
ARCHBISHOP
105500 OVERSEAS HWY
KEY LARGO, FL 33037

00532701-042500
DALE STRINGER AND SON INC
405 LAGUNA AVE
KEY LARGO, FL 33037

00532701-042600
FAVALORA JOHN C MOST REVEREND THE AS
ARCHBISHOP
105500 OVERSEAS HWY
KEY LARGO, FL 33037

00532701-041000
OVALLE SAMUEL
12 Swallow Rd
KEY LARGO, FL 33037

00532701-039800
STOKY AND STOKY LLC
103900 OVERSEAS SEAS HWY
KEY LARGO, FL 33037

00532701-040400
NICHOLS FREDERICK AND DEBORAH
5055 TIGER CREEK RD
LAKE WALES, FL 33898

00532701-041100
SISKO FRED J
14 SWALLOW RD
KEY LARGO, FL 33037

00532250-000000
BD OF TR OF THE INT IMP TR FD OF THE ST OF FL
C/O FLA DEPT OF ENV PROT DIV OF ST LANDS
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

00531820-000000
WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO, FL 33037

00531850-000000
WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO, FL 33037

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WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO, FL 33037

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WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO, FL 33037

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WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO, FL 33037

00531830-000000
WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO, FL 33037

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WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO, FL 33037



00531920-000000
WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO, FL 33037

00531840-000000
WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO, FL 33037

00532701-043700
FAVALORA JOHN C MOST REVEREND THE AS
ARCHBISHOP
105500 OVERSEAS HWY
KEY LARGO, FL 33037

00532701-042700
FAVALORA BISHOP JOHN C
105500 OVERSEAS HWY
KEY LARGO, FL 33037

00532701-042800
FAVALORA JOHN C MOST REVEREND THE AS
ARCHBISHOP
105500 OVERSEAS HWY
KEY LARGO, FL 33037

00532701-039700
ROMERO ROLANDO
15 MOCKINGBIRD RD
KEY LARGO, FL 33037

00532701-040900
RICHARDS ANN
10 Swallow Rd
KEY LARGO, FL 33037

00084260-000200
MONROE COUNTY COMPREHENSIVE PLAN LAND
AUTHORITY
1200 Truman Ave, STE 207
KEY WEST, FL 33040

00084220-000000
FAVALORA JOHN C MOST REVEREND AS ARC
ARCHD MIAMI
105500 OVERSEAS HWY
KEY LARGO, FL 33037

C 531770 SR

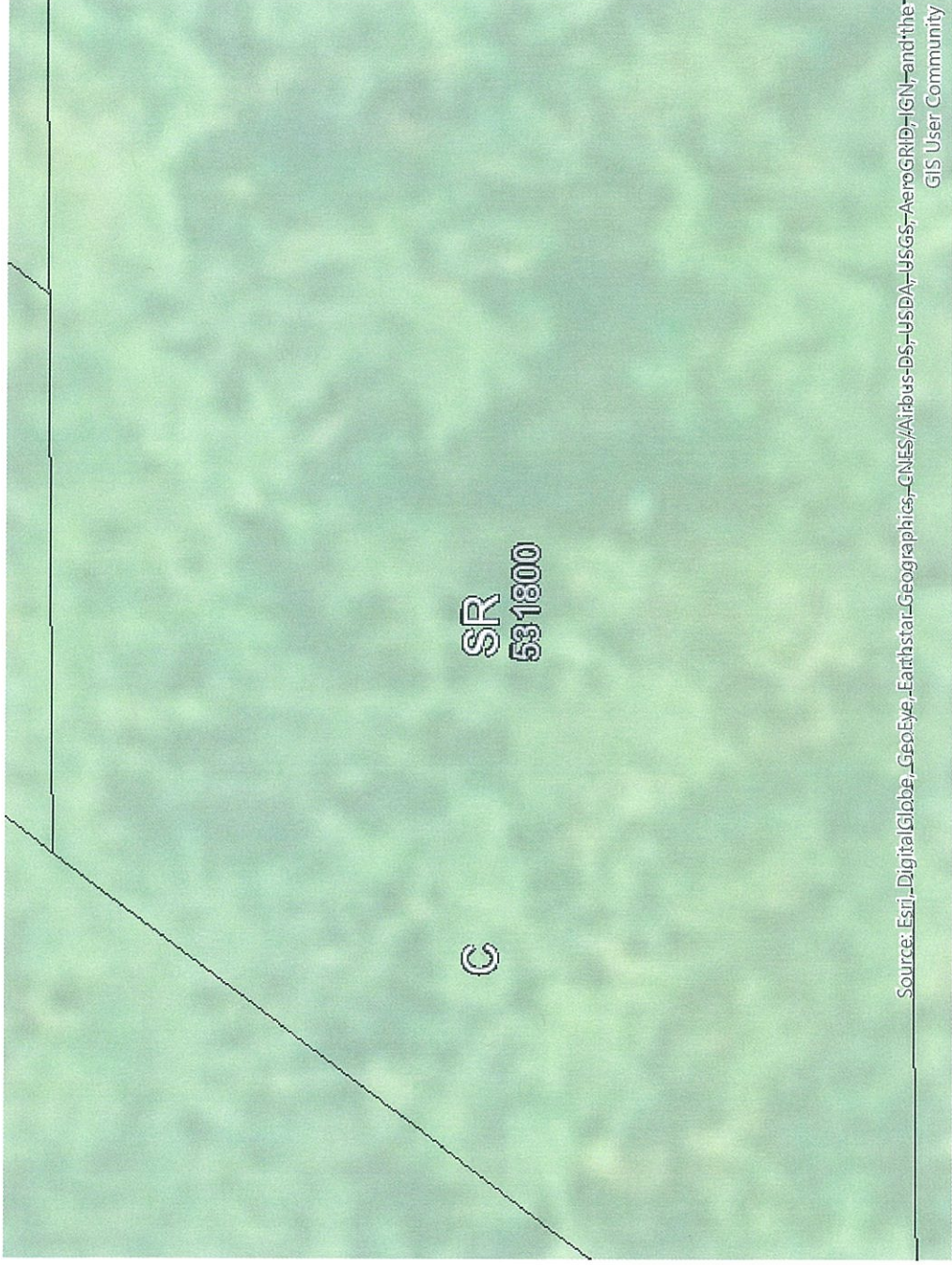
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

C 531780 SR

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

C

531790SR



Source: Esri, DigitalGlobe, GeoEye, Earthstar, GeoGraphics, CNES, Airbus, USGS, AeroGRID, IGN, and the
GIS User Community

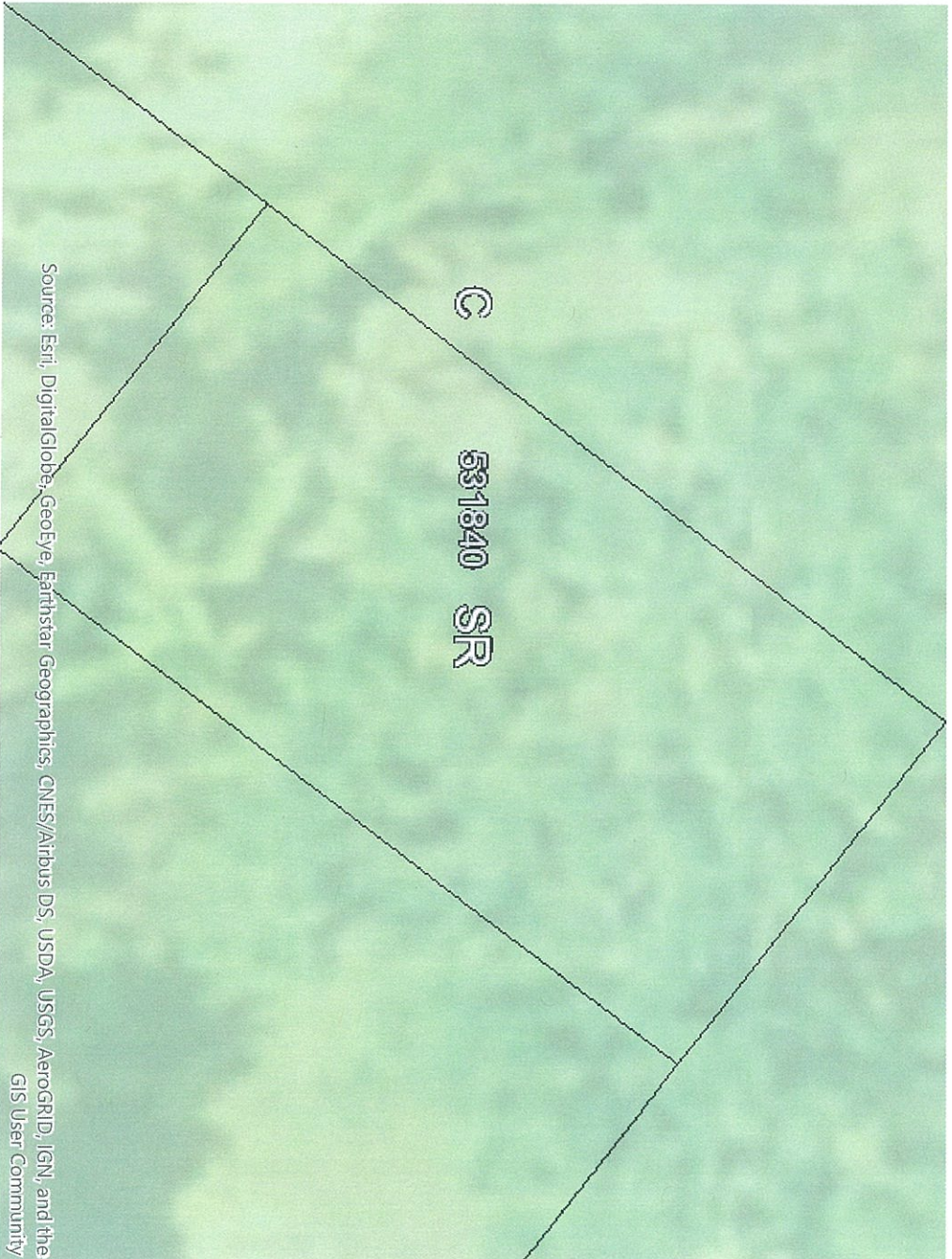


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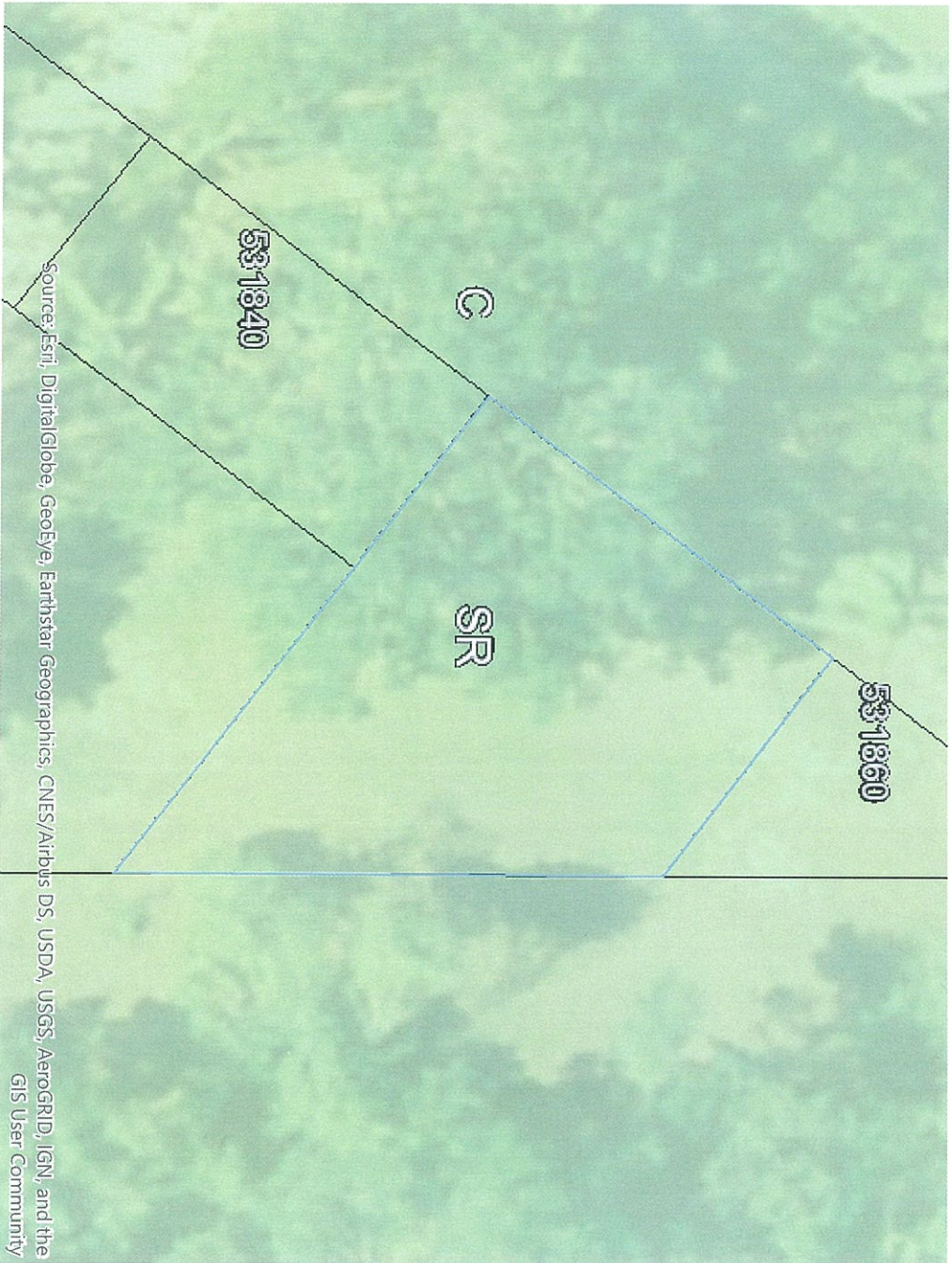


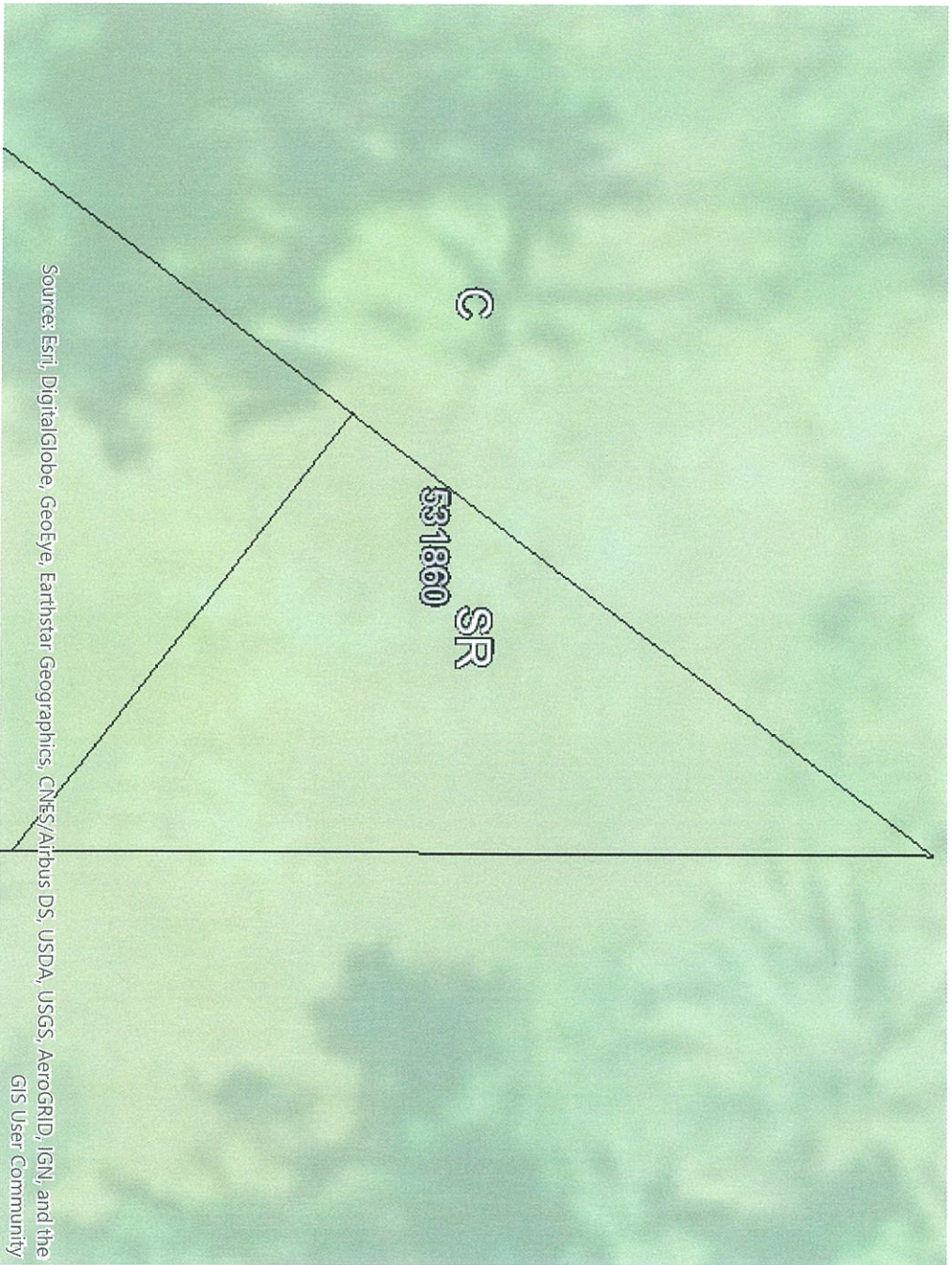
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

C 531880 9R

Source: Esri, DigitalGlobe, GeoEye, Earthstar-Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

C 531890 SR

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the
GIS User Community

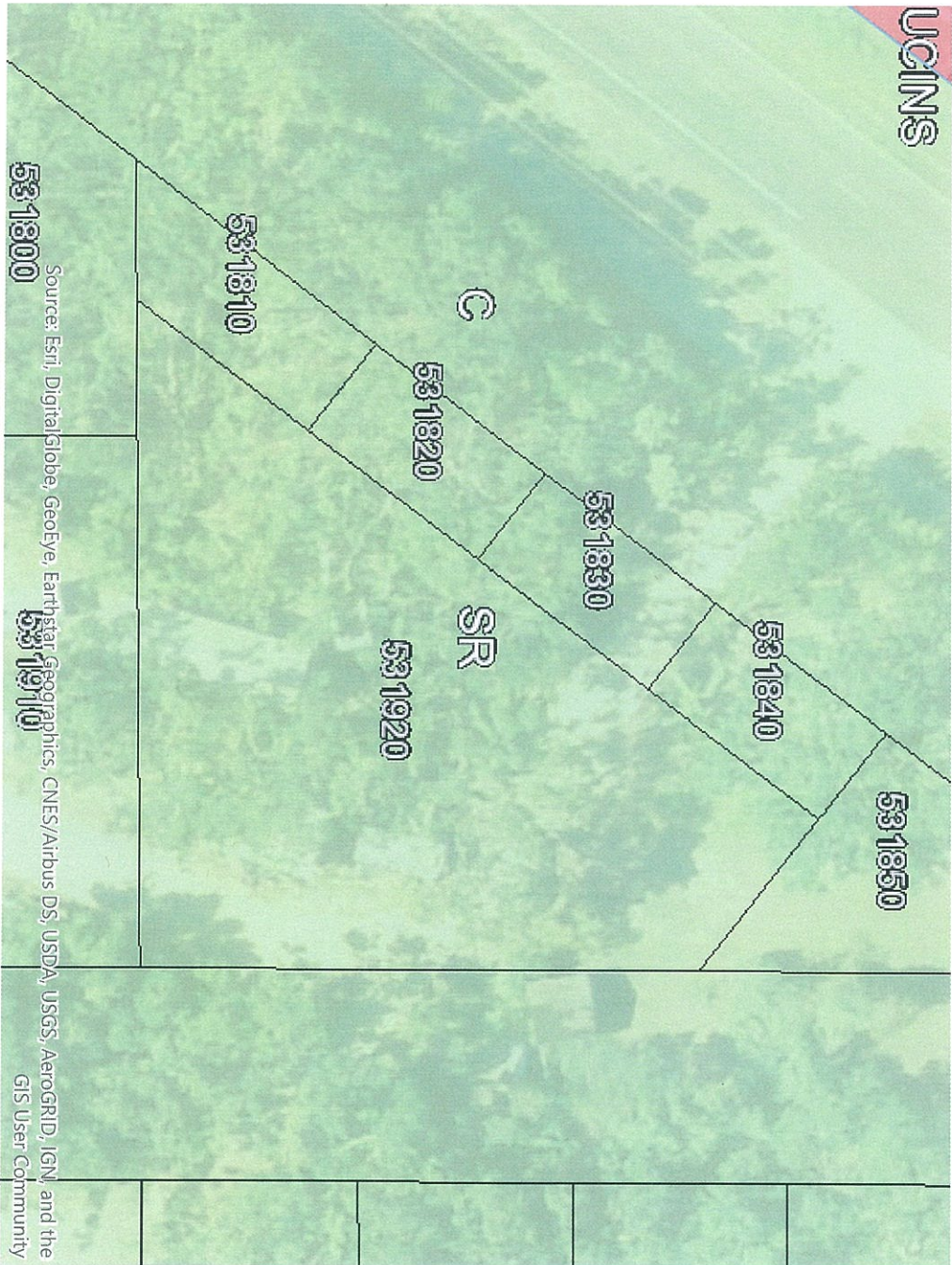
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C 531910 SR

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the
GIS User Community

UCINS



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

AGENT AUTHORIZATION FORM

Date of Authorization: ____/____/____
Month Day Year

I hereby authorize Amie Owens, Don Horton, Alexia Gandarilla be listed as authorized agent
(Print Name of Agent)

representing WBC 106, LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Zoning Map Amendment Application

(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

1-10; 12-16 1 Moreno Key Largo

Lot Block Subdivision Key (Island)

See attached Exhibit "A"

Real Estate (RE) Number

Alternate Key Number

Street Address (Street, City, State & Zip Code)

Approximate Mile Marker

Authorized Agent Contact Information:

88888 Overseas Highway #9 Tavernier, FL 33070

Mailing Address (Street, City, State and Zip Code)

305.852.9607

305.522.2062 amie_owens@bellsouth.net don@icm.build

Work Phone

Home Phone

Cell Phone

Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner:

Donna R Webb

Printed Name of Property Owner:

Donna R Webb

STATE OF

Florida

COUNTY OF

Monroe

Sworn to and subscribed before me this

11

day of

Sept

, 20

18

by

Donna Webb

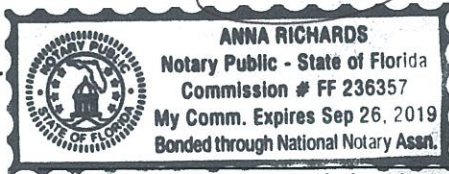
, who is personally known to me OR produced

(Print Name of Person Making Statement)

as identification.

(Type of ID Produced)

Signature of Notary Public



Print, Type or Stamp Commissioned Name of Notary Public

My commission expires:

Detail by Entity Name

Florida Limited Liability Company
WBC106, LLC

Filing Information

Document Number L05000050952
FEI/EIN Number 20-2967546
Date Filed 05/18/2005
State FL
Status ACTIVE

Principal Address

101631 OVERSEAS HIGHWAY
KEY LARGO, FL 33037

Mailing Address

101631 OVERSEAS HIGHWAY
KEY LARGO, FL 33037

Changed: 03/24/2008

Registered Agent Name & Address

WEBB, EDWARD G
101631 OVERSEAS HIGHWAY
KEY LARGO, FL 33037

Authorized Person(s) Detail

Name & Address

Title MGRM

WEBB, EDWARD G
101631 OVERSEAS HWY
KEY LARGO, FL 33037

Title MGRM

WEBB, DONNA R
101631 OVERSEAS HWY
KEY LARGO, FL 33037

Annual Reports

Report Year	Filed Date
2017	04/17/2017
2018	03/12/2018
2019	03/21/2019

Document Images

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Additional Information added to File 2019-077

End of Additional File 2019-077